

# DEVELOPMENT REVIEW BOARD REPORT



MEETING DATE: May 19, 2005

ITEM NOS. 2 & 3

SUBJECT	<b>Desert Mountain Parcel 16 1-PP-2005 &amp; 9-DR-2005</b>
REQUEST	<ol style="list-style-type: none"><li>1. Request to approve a preliminary plat for 40-unit single-family residential lots with amended development standards on a 14.92-acre parcel.</li><li>2. Request to approve; site plan, cut and fill conditions, architectural design, landscape design, entry feature design and common amenity design.</li></ol> <p><b>Key Items for consideration:</b></p> <ul style="list-style-type: none"><li>• The proposed project has land use, density and lot sizes similar to existing projects and consistent with the Desert Mountain Master Environmental Concept Plan approved by the City.</li><li>• Change in land use designation from commercial to residential (8-GP-2004).</li><li>• Rezoning from Central Business Environmentally Sensitive Lands (C-2 ESL) to Resort/Townhouse Residential District Environmentally Sensitive Lands (R-4R ESL)</li><li>• Effect of the following factors on lowering demand for conventional retail and service development:<ul style="list-style-type: none"><li>○ Decreased residential densities,</li><li>○ Part-time residency, and</li><li>○ Location in an outermost section of the City.</li></ul></li><li>• Decrease in traffic generation with the residential use.</li><li>• Planning Commission recommended approval 5-0 of 8-GP-2004 &amp; 15-ZN-2004 on 10/27/2004.</li><li>• City Council approved 8-GP-2004 &amp; 15-ZN-2004 on December 14, 2004</li></ul>
OWNER	Desert Mountain Properties 480-595-4240
APPLICANT CONTACT	Todd Bruen Desert Mountain Properties 480-595-4240
LOCATION	10525 E Desert Hills Drive
BACKGROUND	<p><b>Zoning.</b></p> <p>The site has been rezoned to Resort/Townhouse Residential District, Environmentally Sensitive Lands (R-4R ESL).</p> <p><b>Context.</b></p> <p>The subject parcel is located within the Desert Mountain master planned community, at the southwest corner of Desert Hills Drive and Cave Creek Road. Surrounding land uses and zoning are described in the table below.</p>

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Direction from Site	Zoning	Existing Land Use
North	C-2, O-S and R1-10 ESL	Desert Mtn. Offices, Apache golf course, and Desert Fairways residential subdivision
East	R1-43 ESL	Encellia residential subdivision
South	R1-35 ESL	Desert Mtn. Village of Eagle Feather residential subdivision
West	R1-35 ESL	Desert Mtn. Village of Eagle Feather residential subdivision

APPLICANT'S  
PROPOSAL

Proposal

The proposed project includes 40 cottages arranged in clusters of attached and detached units. The site will be developed in one phase with three proposed floor plans ranging from 2,500 to 3,200 square feet per unit. The site features will consist of; entry feature, gates signage, detailed walls, pedestrian systems, and a mailbox structure, all of which have been designed to compliment the architectural theme of the units themselves.

Residential Units:

Residential units are constructed of wood frame, wood doors, shutters, fascia, rafter, beams, cementitious stucco exterior, with clay mission tile roofs. All exterior exposed wood elements are treated with a dark brown wood stain (Dunn Edwards Burns Cave DE 6098 LVR =11). Walls are capped with a brick (Robinson Brick) accent.

1. Plan 1 Single Family; two story unit with approximately 2,100square feet main level, 433 square feet upper level studio, and a two-car garage. Exterior color consists of brown ("Cinnamon Spice" Kwal Paint 8254M) stucco with "Sandstone Flashed Blend" Clay Mission tile roof, and Garage door brown wood stain ("Burntside" Kwal Paint 8286N).
2. Plan 2-3 Paired Housing: Two-story unit with approximately 2,757square feet main level, 499 square feet upper level studio, and a two-car garage. Exterior color consist of gray ("Wildcat" Kwal Paint 8714M) stucco with "Pinto Gold" flashed blend Redland Clay tile roof, and Garage door brown wood stain ("Alcazar Brown" Kwal Paint 8306N).
3. Plan 3 Single Family; One story unit with approximately 2,914 square foot unit with a two-car garage. Exterior color consists of brown ("Amber Waves" Kwal Paint 8243M) stucco with "Sandstone Flashed Blend" Redland Clay tile roof, and Garage door brown wood stain (Burntside Kwal Paint 8286N).

Accessory Buildings:

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1. Hacienda Courtyard Entry/Community Mail Room: The entrance consists of low privacy walls with an arched structure that will include the community mailroom. The walls and structure will have a brown ("Cinnamon Spice" Kwal Paint 8254M) cementitious stucco finish a brick accent finish on the walls, and a "Sandstone Flashed Blend" Clay Mission tile roof.
2. Pool and Recreation Building: The recreation building includes a fitness room, toilet room men's and women rest room, colors and materials are the same as the entry feature.

Landscape Design:

The landscape palette and design consist of plants indigenous to the area and will be consistent with previous approved projects and the Desert Mountain Environmental Concept Plan.

IMPACT ANALYSIS

**Traffic.**

The proposed subdivision will have access from Desert Hills Drive, guests will access off Cave Creek Road where guest parking is provided. No adverse traffic impacts are anticipated.

**Water/Sewer.**

The applicant will provide necessary lines for water and sewer to serve the project.

**Police/Fire.**

The site will be served by the City of Scottsdale Fire and Police Departments and Rural Metro emergency services. The proposal has been reviewed and meets the requirements of these agencies.

**Schools.**

The Cave Creek Unified School District has been notified of this application.

**Open space/Scenic Corridors.**

The site is required to provide 5.13 acres of open space, and the applicant is proposing 8.69 acres of open space. The applicant is providing a 50-foot minimum perimeter landscape buffer along Desert Hills Drive and a 40-foot minimum Scenic Corridor along Cave Creek Road with an average of 50 feet.

**Community Involvement.**

The applicant has notified the surrounding neighbors. Other than general inquiries, there have been no comments regarding this case.

**Other Boards and Commissions.**

8-GP-2004 and 15-ZN-2004: Planning Commission recommended approval 5-0, City Council Approved December 14, 2004, Resolution Number 6585, Ordinance Number 3597

STAFF

RECOMMENDATION

RESPONSIBLE DEPT  
(S)

**Recommended Approach:**

Staff recommends approval, subject to the attached stipulations.

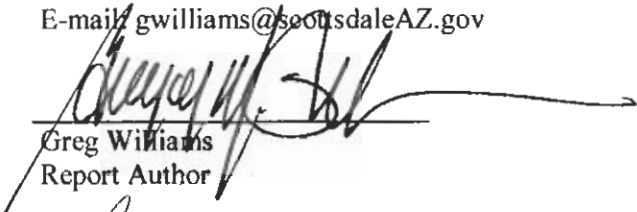
**Planning and Development Services Department**

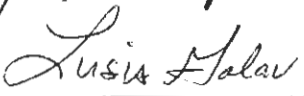
Current Planning Services

**Scottsdale Development Review Board Report  
1-PP-2005 & 9-DR-2005**

**STAFF CONTACT (s)** Greg Williams  
Senior Planner  
480-312-4205  
E-mail: gwilliams@scottsdaleAZ.gov

**APPROVED BY**

  
Greg Williams  
Report Author

  
Lusia Galav, AICP  
Development Planning Manager  
Phone: 480-312-2506  
E-mail: lgalav@scottsdaleAZ.gov

1. Applicant's Narrative
2. Context Aerial
- 2A. Aerial Close-Up
3. Zoning Map
4. Preliminary Plat
5. Illustrative Site Plan
6. Conceptual Landscape Plan
7. Entry Concept, Entry Plan, Vehicular Drainage Crossing, & Lighting Fixtures
8. Scenic Corridor Plan & Sections
9. Elevations
10. Open Space Calculations
- A. Fire Ordinance Requirements for 1-PP-2005
- B. Fire Ordinance Requirements for 9-DR-2005
- C. Stipulations/Zoning Ordinance Requirements for 1-PP-2005
- D. Stipulations/Zoning Ordinance Requirements for 9-DR-2005

## **Project Narrative**

### **The Hacienda**

#### **Desert Mountain, Parcel 16**

#### **Development Review Board Application**

#### **Preliminary Plat Application**

January 26, 2005

An important element in the creation of Desert Mountain's Master Plan was the goal to create several small-scale residential villages within the overall project. With this application, Desert Mountain Properties is requesting Scottsdale's Development Review Board approval and Preliminary Plat approval of one of our newest projects, The Hacienda. This application requests approval of the site plan, cut & fill conditions, architectural design, landscape design, entry feature design and common amenity design for this unique project.

The 14.92 acre site within Desert Mountain is zoned R-4R with the amended development standards approved zoning case #31-ZN-92 for "Attached Dwelling Unit Uses" in the R-4R district shall apply to this application. The land use, density and lot sizes are consistent with the approved master plan for Desert Mountain.

Located on the southwest corner of Desert Hills Drive and Cave Creek Road, also known as Desert Mountain's "Second Entrance" or the "Construction Entrance", the site will be accessed via Desert Hills Drive. Residents and guests will pass through either the Main Entrance or the "Second Entrance" to arrive at the site.

The overall project consists of 40 cottages arranged in clusters of attached and detached units. The parcel will be developed in one phase with three proposed floor plans, labeled 1, 2 and 3 with finished floor areas of approximately 2,500 sf, 3,200 sf, and 2,900 sf respectively. Site features such as the entry feature, gates, signage, wall details, pedestrian systems, and mailbox structure have all been designed to compliment the architectural theme of the units themselves.

Taking into account the parcel size and various hardships like road proximity and lack of view, we began developing a product type. We concluded that a duplex unit of approximately 2500-3300 sq. ft. would best utilize the land form; maximize density and aid in developing the architectural character we were hoping to achieve. Having no major views, we wanted to create an architecture and community that would turn inward. Views and character would come from the relationship of unit-to-unit proximity. By

clustering units, we were able to create a series of public courtyards and promenades. Secondary exterior spaces became semi-private courts and entries. Each unit would include a series of private walled courtyards as well. Major exterior space between and around unit clusters would include paths and landscaped walkways. Occasional seating areas and site architecture would lead to a community Ramada including a small fitness room, exterior dinning space and pool/landscape feature.

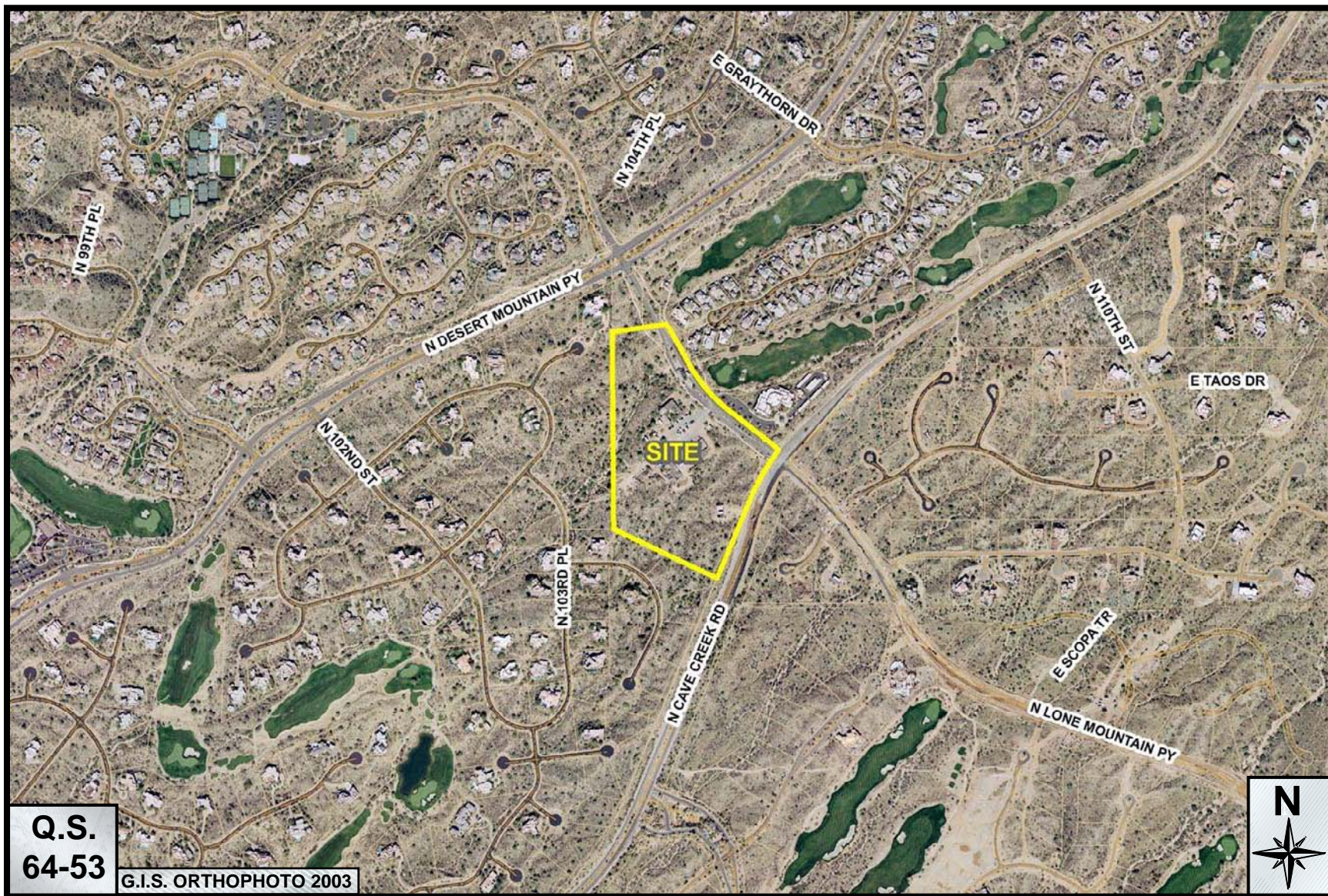
Architectural character to support such a concept began to develop. The Spanish influence found in old Mexican architecture, the Hacienda, began to take shape. The architectural grammar allowed the design team to support its ideas of court yard spaces, attached by trellis and pergolas, all with an old world charm. Given the popularity of "old world" architecture, we wanted to create something that would appeal to that market without the extreme construction cost commonly associated therewith.

The entry feature, gates, mailbox, box culvert, landscape amenity and swimming pool amenity continue the design theme established by the homes. Similar to existing projects at Desert Mountain, The Apache Cottages Phases I and II and The Sonoran Ridge, the entry feature will consist of a monument sign, gates, and paving improvements. These features, while custom designed for this site, are similar to other approved entry features at Desert Mountain and the character is consistent with the Master Environmental Design Concept Plan approved by the City. The "bridge-like" design of the box culvert also carries out the design theme and will set the stage for this project as you enter. To create a central community focal point, we have created an internal landscape amenity. This landscape amenity, similar to successful projects such as The Sonoran Cottages and Desert Highlands, creates a desert garden which combines limited grass, flowering desert-type plants and native desert landscaping into a community focal point. It provides view orientation for several homes, provides a link for the pedestrian path and creates a continuity of open space between the units and the pool area. The swimming pool amenity, which also carries out the design theme, includes a large lap/play pool, spa, water feature, sundeck, shade ramadas and restrooms for use by the residents of this community. The community amenities are well screened from other areas of Desert Mountain.

The landscape palette and design for The Hacienda will be very similar to that created on several other projects at Desert Mountain. The natural desert planting will be carried up to the sitewalls of the home on the view side, while the "internal" areas of the site will be enhanced desert landscaping consisting of native plants and non-indigenous desert-type accent and flowering plants.

By embracing and responding to the hardships of the site, utilizing the duplex and cluster configurations and developing an architectural character to support the whole, we believe we have a product that will be extremely successful and will advance the tradition of the Desert Mountain community. With this application, Desert Mountain Properties requests Development Review Board approval and Preliminary Plat approval for Parcel 16, The Hacienda.





Q.S.  
64-53

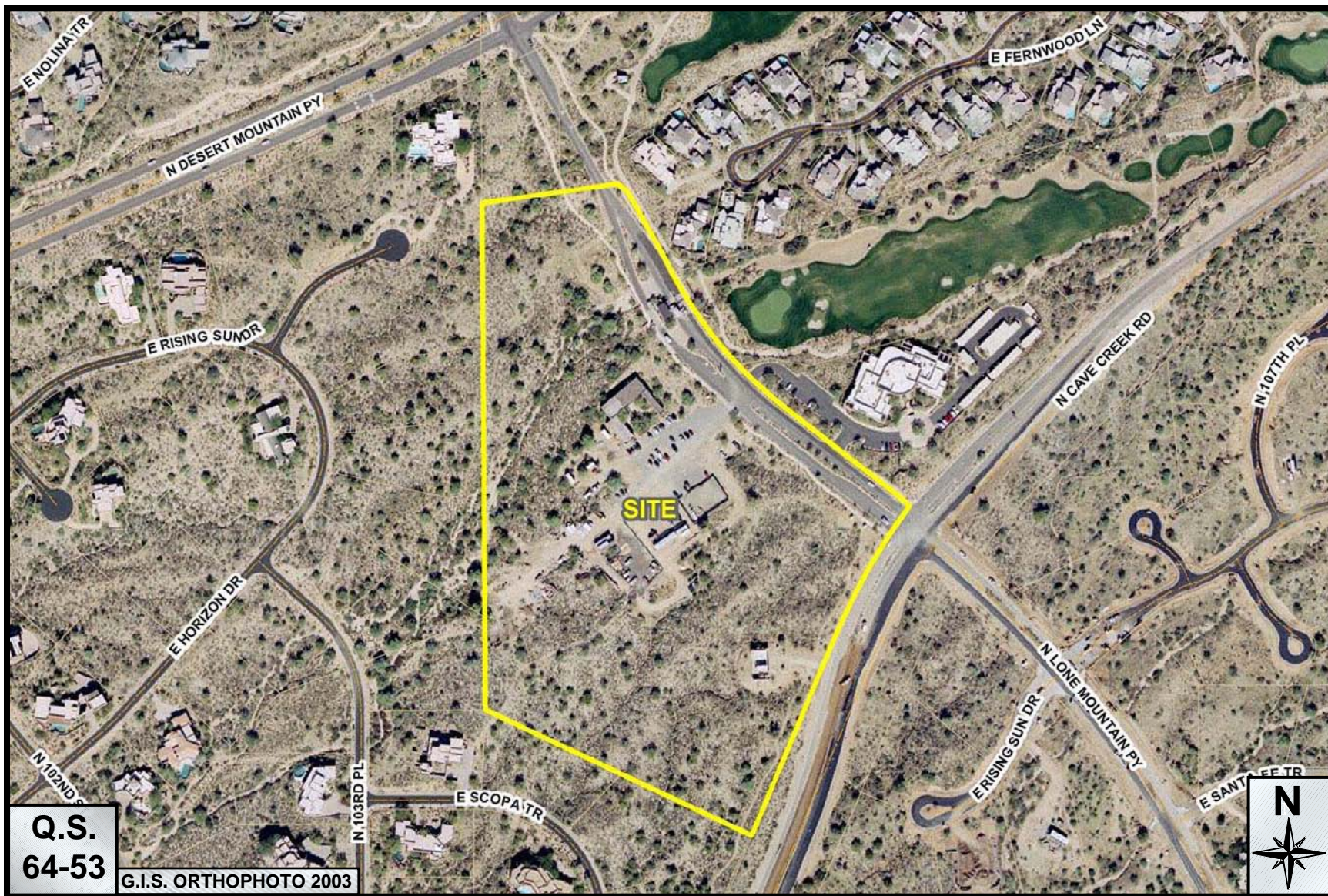
G.I.S. ORTHOPHOTO 2003

Desert Mountain Parcel 16

1-PP-2005 & 9-DR-2005

ATTACHMENT #2

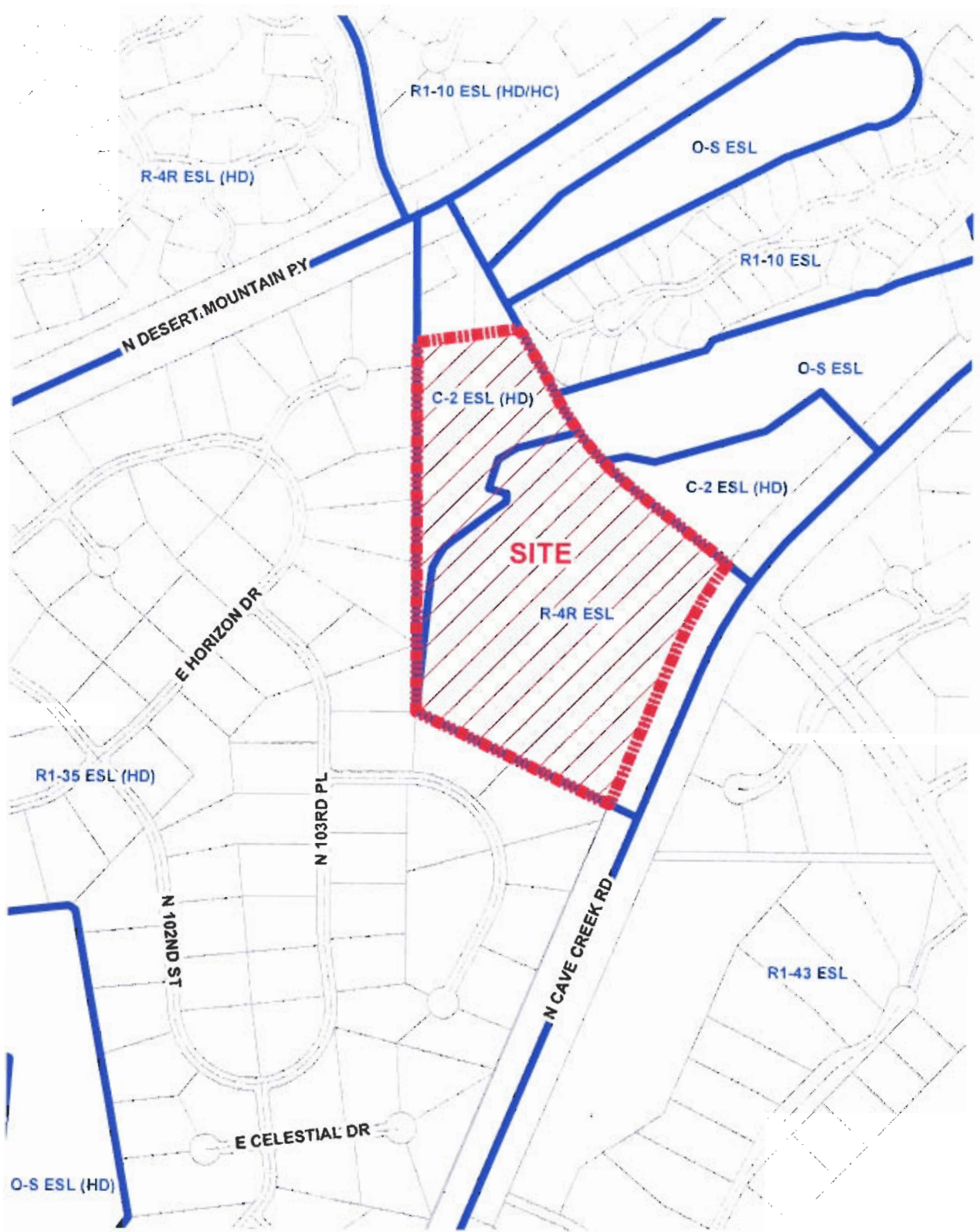




Desert Mountain Parcel 16

1-PP-2005 & 9-DR-2005





**1-PP-2005 & 9-DR-2005**

ATTACHMENT #3



LOCATED IN SECTION 28  
T.6N, R.5E, OF THE G.&S.R.B.&M., MARICOPA COUNTY, ARIZONA

T.6N., R.5E., OF THE G.&S.R.B.&M., MARICOPA COUNTY, ARIZONA

## 22

DESERT MOUNTAIN PHASE 1 UNIT 3  
THE VILLAGE AT EAGLE FEATHER  
BOOK 298, PAGE 04, M.C.R.

DESERT MOUNTAIN PHASE 1 UNIT 3  
BOOK 298, PAGE 04, M.C.R.

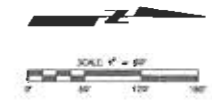
DESERT HILLS DRIVE (PRIVATE)  
ADDRESS/ACCESS UNIT  
PUBLIC & PRIVATE UTILITIES  
BOOK 297, PAGE 04, M.C.R.


LINE	BEARING	DISTANCE
1.1	N 84°32'51" E	71.13
1.2	S 89°40'57" W	35.52
4.3	S 25°32'45" W	238.08
4.4	S 72°02'24" W	84.68
4.5	S 84°32'50" W	84.44
1.6	S 77°01'43" E	21.06
1.7	N 77°04'24" W	111.31
4.8	N 78°51'20" W	37.58
1.8	N 82°08'00" E	44.63
1.9	N 33°26'50" E	44.34
L.15	N 27°13'17" E	32.49
4.12	N 52°02'10" E	75.69
1.13	S 34°24'00" E	82.37
1.14	S 27°02'27" E	25.06
1.15	S 27°04'10" E	30.50
L.16	S 89°40'57" E	25.00

CURVE	ARC	DELTA	STATION
C1	183.17	87°47'19"	155.00
C2	134.89	34°06'46"	225.00
C3	137.00	89°17'12"	100.00
C4	25.04	25°45'08"	150.00
C5	26.48	50°37'17"	150.00
C6	143.08	87°38'07"	100.00
C7	105.14	32°02'43"	280.00
C8	100.28	37°00'00"	185.00
C9	168.88	27°02'24"	130.00
C10	102.88	22°52'44"	100.00
C11	105.34	23°18'52"	425.00
C12	128.17	47°57'44"	175.00
C13	185.30	38°38'30"	200.00
C14	148.88	39°10'42"	104.49

CAVE CREEK ROAD (PUBLIC)  
DKT. 2632, PAGE 016 &  
BOOK 95 OF M.C.S. PAGE 48, M.C.R.

DESERT HILLS DRIVE (PRIVATE)  
ADDRESS/ACCESS UNIT  
PUBLIC & PRIVATE UTILITIES  
BOOK 297, PAGE 04, M.C.R.





**GILBERTSON  
ASSOCIATES  
INC.**

creating CAD drawings & land surveys  
3402 East Phoenix Drive, Scottsdale, Arizona 85246-4488 480.867.2244

**PRELIMINARY PLAT**

**PARCEL 16**

**AT**

**DESERT MOUNTAIN**

Designed by: **SM**

Drawn by: **SM**

Date: **JANUARY 22, 2003**

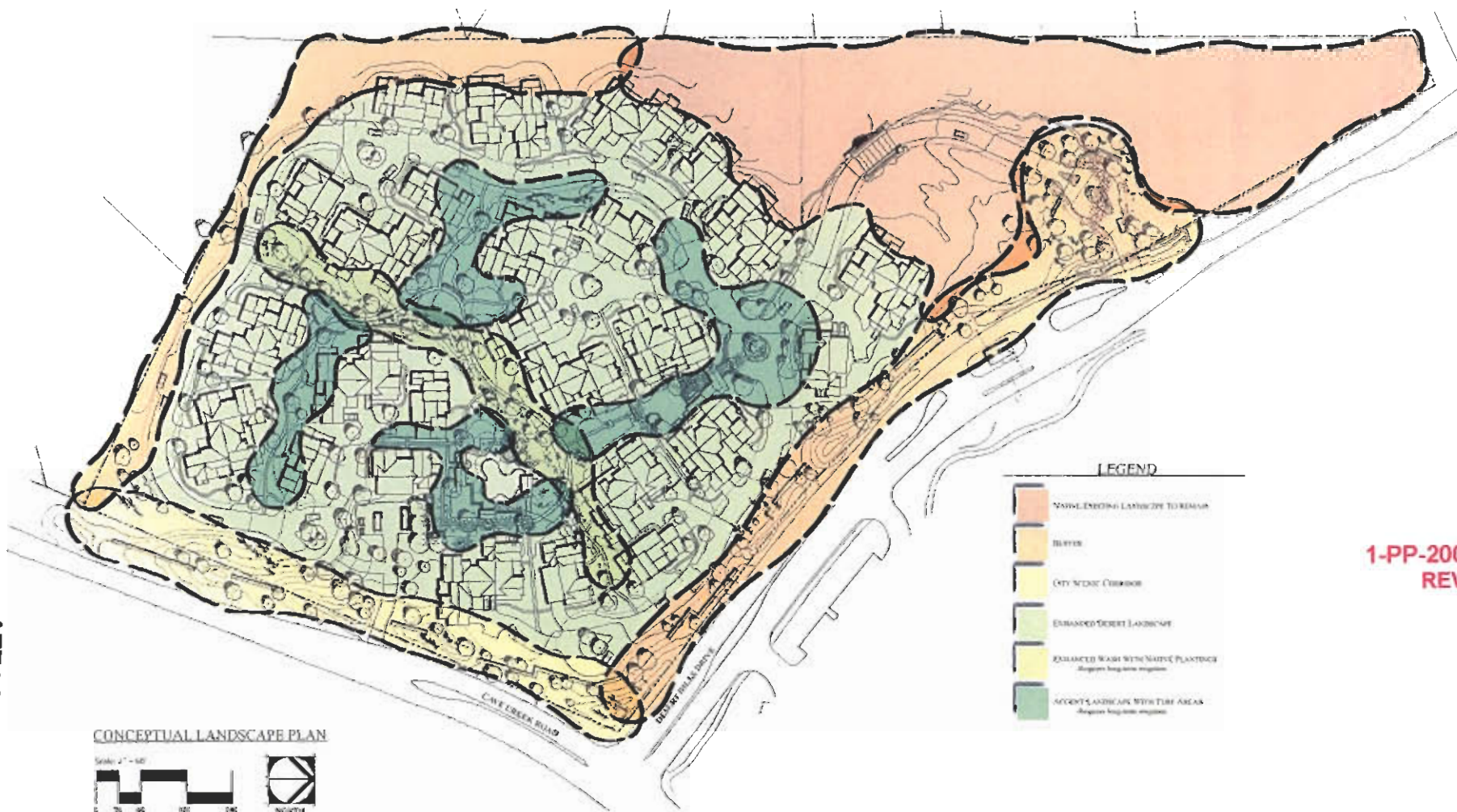
Job No: **2016-4**

Sheet: **2** of **3**



Plan 1	(3)	2,396 sq. ft.
Plan 2	(4)	3,256 sq. ft.
Plan 3	(3)	2,914 sq. ft.
Total	40	

**1-PP-2005 &  
9-DR-2005**



DTJ DESIGN  
10000 N. 100th Ave., Suite 100  
Scottsdale, AZ 85258  
Tel: 480.344.1000  
Fax: 480.344.1001  
www.dtydesign.com



DESERT MOUNTAIN  
PARCEL 16  
DEVELOPMENT REVIEW BOARD

1-PP-2005/9-DR-2005  
REV: 04/18/05

DATE	10/18/05
BY	DTJ
CHECKED BY	DTJ
DATE	10/18/05
APPROVED BY	DTJ
DATE	10/18/05
PROJECT	Desert Mountain Parcel 16
CONCEPTUAL LANDSCAPE PLAN	

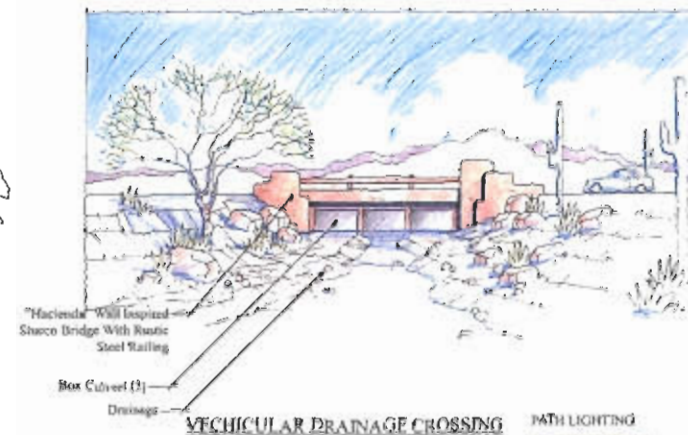
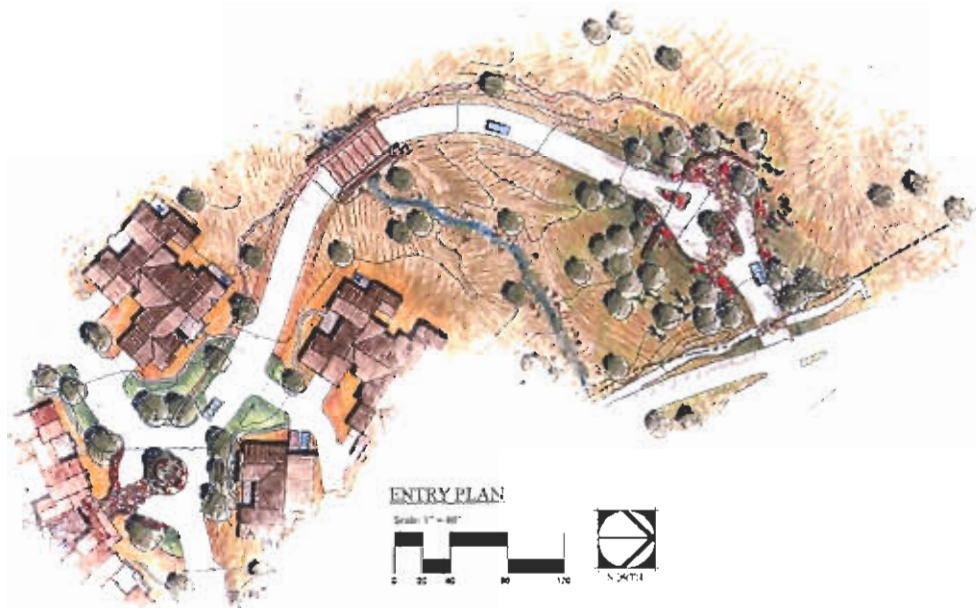
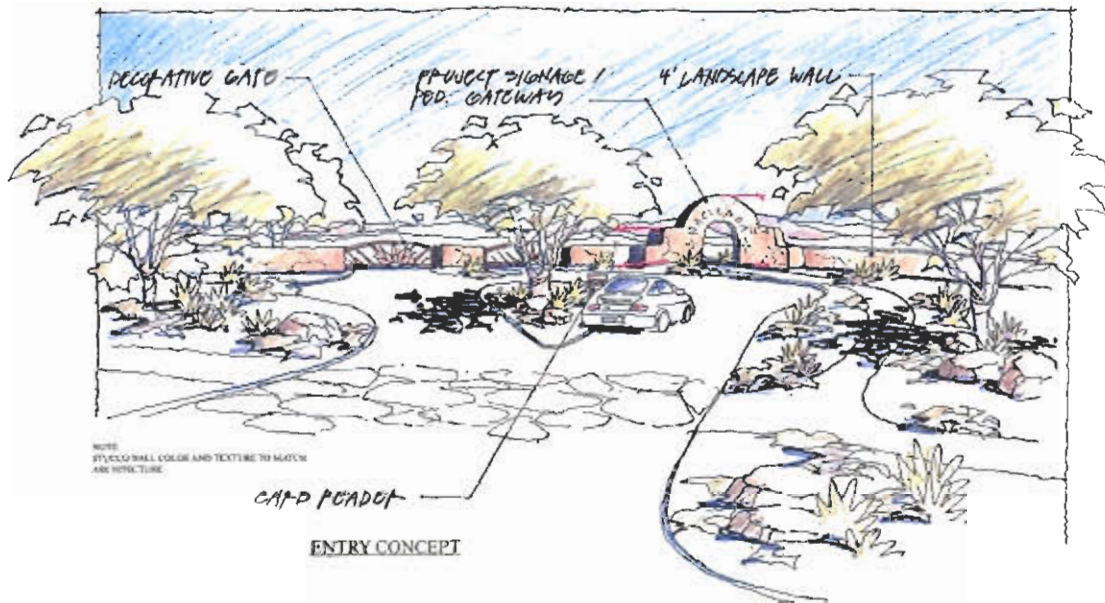


[illegible]

STUDENT INFORMATION		STUDENT NAME	
1	Student Number	2	Student Name (Last, First, MI)
3	Student Address	4	Student Address
5	Student City	6	Student City
7	Student State	8	Student State
9	Student Zip	10	Student Zip
11	Student Phone	12	Student Phone
13	Student Email	14	Student Email
15	Student Birth Date	16	Student Birth Date
17	Student Birth Place	18	Student Birth Place
19	Student Birth Time	20	Student Birth Time
21	Student Birth Sex	22	Student Birth Sex
23	Student Birth Race	24	Student Birth Race
25	Student Birth Religion	26	Student Birth Religion
27	Student Birth Nationality	28	Student Birth Nationality
29	Student Birth Citizenship	30	Student Birth Citizenship
31	Student Birth Marital Status	32	Student Birth Marital Status
33	Student Birth Marital Status	34	Student Birth Marital Status
35	Student Birth Marital Status	36	Student Birth Marital Status
37	Student Birth Marital Status	38	Student Birth Marital Status
39	Student Birth Marital Status	40	Student Birth Marital Status
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43	Student Birth Marital Status	44	Student Birth Marital Status
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97	Student Birth Marital Status	98	Student Birth Marital Status
99	Student Birth Marital Status	100	Student Birth Marital Status

1-PP-2005/9-DR-2005  
REV: 04/18/05





Deep Professional Outdoor Lighting  
Model: L200  
Voltage: 12 Volt  
Wattage: 21 Watt Maximum  
Lumens: 1000 Lumens  
Size: 4" x 12"

#### LANDSCAPE LIGHTING



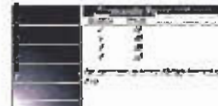
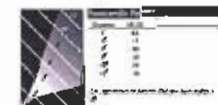
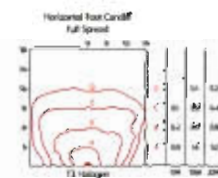
Academy Lighting  
Model: L200  
Voltage: 12 Volt  
Wattage: 21 Watt Maximum  
Lumens: 1000 Lumens  
Size: 4" x 12"

#### PATH LIGHTING



Academy Lighting  
Model: L200  
Voltage: 12 Volt  
Wattage: 21 Watt Maximum  
Lumens: 1000 Lumens  
Size: 4" x 12"

#### LIGHTING FIXTURES



Disclaimer: Photometric Analysis used for conceptual purposes only.



GILBERTSON  
ASSOCIATES  
ARCHITECTS  
PLANNERS  
LANDSCAPE ARCHITECTS  
INTERIOR DESIGNERS

DESERT MOUNTAIN  
PARCEL 16

1-PP-2005 & 9-DR-2005

04/18/2005

**GILBERTSON  
ASSOCIATES**  
INC.  
Consulting and engineering & land subsurface  
3811 East Wisconsin Drive  
Scottsdale, Arizona 85261-4008 602/351-0700

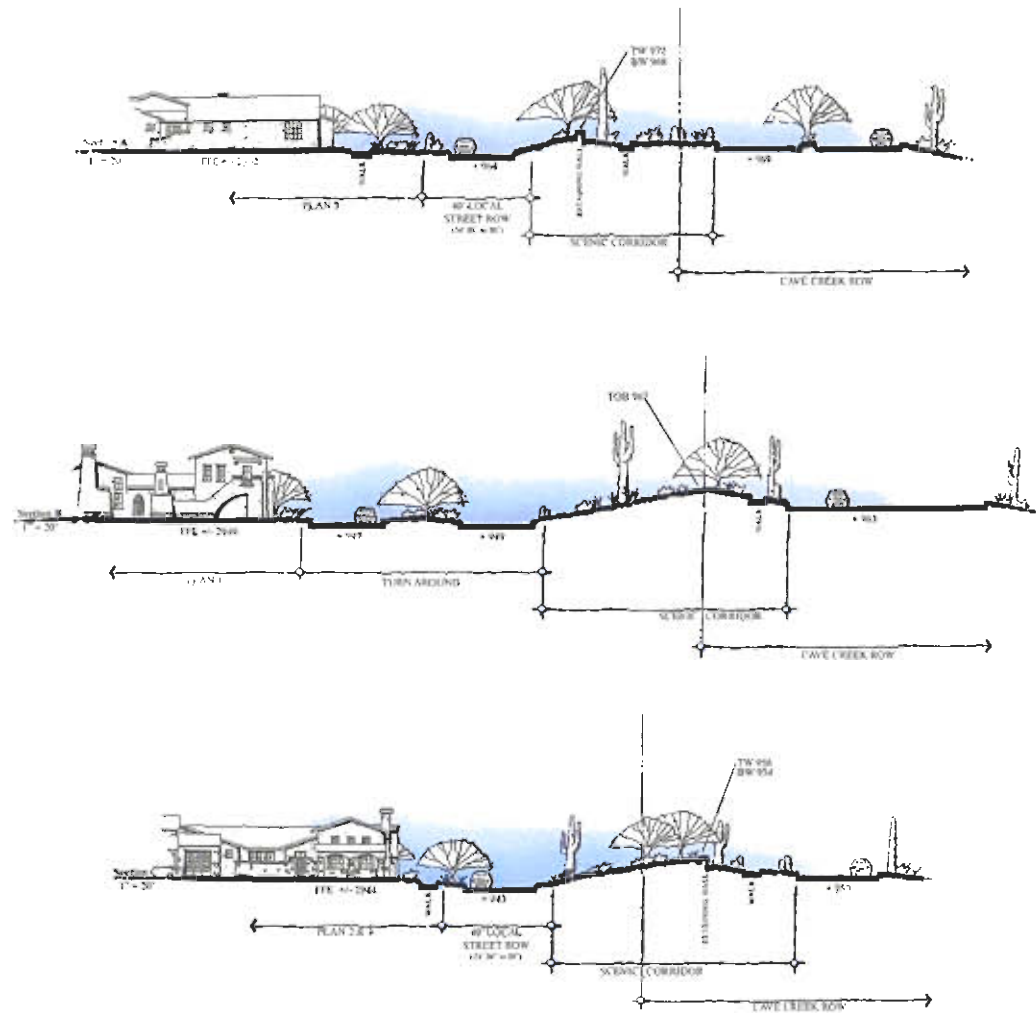
DESERT MOUNTAIN  
PARCEL 16  
DEVELOPMENT REVIEW BOARD

1-PP-2005 &  
9-DR-2005

NAME \_\_\_\_\_  
 ADDRESS \_\_\_\_\_  
 CITY \_\_\_\_\_  
 STATE \_\_\_\_\_  
 ZIP \_\_\_\_\_  
 PHONE \_\_\_\_\_  
 FAX \_\_\_\_\_  
 E-MAIL \_\_\_\_\_  
 TITLE \_\_\_\_\_  
 COMPANY \_\_\_\_\_  
 PROJECT \_\_\_\_\_  
 DATE \_\_\_\_\_  
 BY \_\_\_\_\_  
 CHECKED \_\_\_\_\_  
 APPROVED \_\_\_\_\_  
 SIGNED \_\_\_\_\_  
 DATE \_\_\_\_\_

**Scenic Corridor**

WATER, PLANTINGS



SCENIC CORRIDOR  
PLAN & SECTIONS

Scale: 1" = 40'

2' 6' 8' 12'

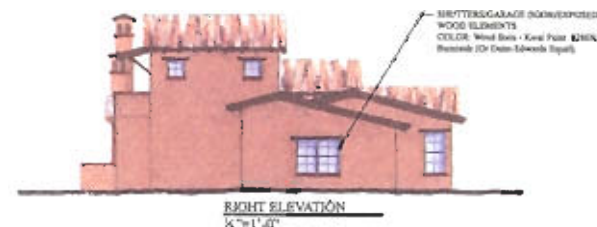
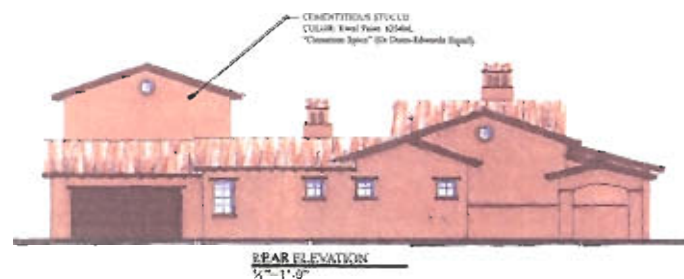




DESERT MOUNTAIN  
PARCEL 16  
DEVELOPMENT REVIEW BOARD

1-PP-2005 &  
9-DR-2005  
REV: 04/18/05

NAME \_\_\_\_\_  
 PHONE NO. \_\_\_\_\_  
 ADDRESS NO. \_\_\_\_\_  
 CITY STATE ZIP \_\_\_\_\_  
 4.13.65  
 PLAN 1  
 Single Family



NOTE:  
 MATERIAL: WOOD DOORS, BUTTERFLY PANDA, RAFTER BENCHES  
 (COLOR: BROWN STAIN/NO FINISH; TINT: LIGHT CLEAR STAIN, APPROX.)  
 (TEXT: UNEXPOSED WOOD GRAIN; NO SIGN REPAIRS)  
 (XREF: XWAL-MATERIALS EQUAL)  
 MATERIAL: EXTERIOR STUCCO  
 (COLOR: WHITE; FINISH: STUCCO)  
 (TEXT: UNEXPOSED STUCCO; "WICKERY SIDE THE LRV-15")  
 (XREF: XWAL-MATERIALS EQUAL)  
 MATERIAL: EXTERIOR STUCCO  
 (COLOR: WHITE; FINISH: STUCCO)  
 (TEXT: EXPOSED STUCCO; "WOODEN BENCH LRV-15")  
 (XREF: XWAL-MATERIALS EQUAL)  
 MATERIAL: EXTERIOR STUCCO  
 (COLOR: WHITE; FINISH: STUCCO)  
 (TEXT: EXPOSED STUCCO; "WOODEN HEART OF BENCH LRV-15")  
 (XREF: XWAL-MATERIALS EQUAL)  
 MATERIAL: EXTERIOR STUCCO  
 (COLOR: WHITE; FINISH: STUCCO)  
 (TEXT: UNEXPOSED STUCCO; "TAMP PLAN DE AT LRV-15")  
 (XREF: XWAL-MATERIALS EQUAL)  
 MATERIAL: WOOD DOORS, BUTTERFLY PANDA, RAFTER BENCHES  
 (COLOR: BROWN STAIN/NO FINISH; TINT: LIGHT CLEAR STAIN, APPROX.)  
 (TEXT: UNEXPOSED WOOD GRAIN; NO SIGN REPAIRS)  
 (XREF: XWAL-MATERIALS EQUAL)

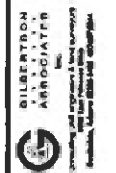




NOTE:  
MATERIAL: WOOD DOORS, SHUTTERS, SASHES, RAFTERS/BEAMS  
COLOR: WOOD STAIN (SP-PRIMENT TRIN CLEAR STAIN APPLIED)  
DUNN-EDWARDS "BROWN CAVE" DE 490 (LBY-11)  
(DR K&W-BOWWELL'S EQUAL)  
MATERIAL: EXTERIOR STUCCO  
COLOR: PAINT DUNN-EDWARDS "VICTORY DAY" 108 (LBY-11)  
(DR K&W-BOWWELL'S EQUAL)  
MATERIAL: EXTERIOR STUCCO  
COLOR: PAINT DUNN-EDWARDS "WOODEN PEASANTS" LBY-11  
(DR K&W-BOWWELL'S EQUAL)  
MATERIAL: EXTERIOR STUCCO  
COLOR: PAINT DUNN-EDWARDS "WARM HEARTS" DE 410 (LBY-11)  
(DR K&W-BOWWELL'S EQUAL)  
MATERIAL: EXTERIOR STUCCO  
COLOR: PAINT DUNN-EDWARDS "EAR PLAN DE 411" LBY-11  
(DR K&W-BOWWELL'S EQUAL)  
MATERIAL: WOOD DOORS, SHUTTERS, RAFTERS/BEAMS  
COLOR: WOOD STAIN (SP-PRIMENT TRIN CLEAR STAIN APPLIED)  
DUNN-EDWARDS "DEEP BROWN DEMP" LBY-11

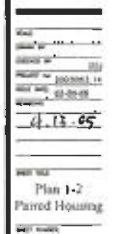


Note: Elevations for Plans 1-2 paired housing are shown. Refer to Plan 1 and Plan 2-1 for floor plans and information



DESERT MOUNTAIN  
PARCEL 16  
DEVELOPMENT REVIEW BOARD

1-PP-2005 &  
9-DR-2005  
REV: 04/18/05





1-PP-2005 &  
9-DR-2005  
REV: 04/18/05

Name \_\_\_\_\_  
 Address \_\_\_\_\_  
 City \_\_\_\_\_  
 State \_\_\_\_\_  
 Zip \_\_\_\_\_  
 Phone \_\_\_\_\_  
 Fax \_\_\_\_\_  
 E-mail \_\_\_\_\_  
 Plan 2-3  
 Paired Housing



PLAN 2-Sigma Furocity	
$\bar{y} = 1.40$	Main Level = 2.757 sq. ft.
	Upper Level = 499 sq. ft.
	Total = 3.256 sq. ft.



### PLAN 2-Upper Level

99 v.1 fl.



FRONT ELEVATION-Plan 2 (showing upper level option).  
2'-0" = 1'-0"



FRONT ELEVATION-Plan 3

ACCOUNT BACK  
Baltimore (Ind) Co  
C/O. Co. "Wash."



SIDE SLIPWAGON  
8"~1'-0"

— GARAGE DOOR/SHUTTERS/EXPLODED  
WOOD ELEMENTS  
LULUR, Karl-Fritz-Kaser  
"Alteisen-Bau" (St. Gallen-Edwards) Engel

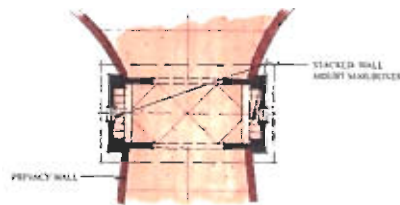


**SLICE ELEVATION**

[illegible]

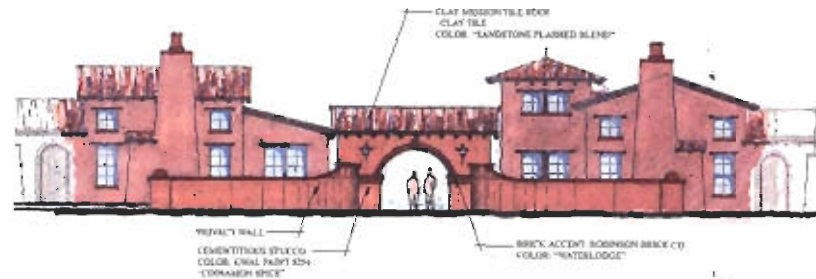






HACIENDA COURTYARD  
ENTRY COMMUNITY MAIL ROOM  
1/4" = 1'-0"

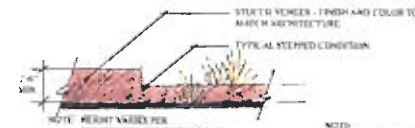
NOTE:  
MATERIAL: WOOD GRIND, SHUTTERS, FANCI, BATTERED  
COLOR: WOOD STAIN (HUMPHREY) TAN, CLEAR STAIN (HUMPHREY)  
DUNN-EDWARDS "BROWN CAY" DE 400 (LRY-11)  
FOR KRAL-HOWELL'S EQUAL  
MATERIAL: EXTERIOR STUCCO  
COLOR: PAINT (DUNN-EDWARDS) "HICKORY BEE" TR 100 (LRY-15)  
FOR KRAL-HOWELL'S EQUAL  
MATERIAL: EXTERIOR STUCCO  
COLOR: PAINT (DUNN-EDWARDS) "WAGGON WHEEL" DE 1211 (LRY-11)  
FOR KRAL-HOWELL'S EQUAL  
MATERIAL: EXTERIOR STUCCO  
COLOR: PAINT (DUNN-EDWARDS) "WAGGON WHEEL" DE 1211 (LRY-11)  
OR KRAL-HOWELL'S EQUAL  
MATERIAL: EXTERIOR STUCCO  
COLOR: PAINT (DUNN-EDWARDS) "TAN PLAN DE 417" LRY-15  
FOR KRAL-HOWELL'S EQUAL  
MATERIAL: WOOD GRIND, SHUTTERS, FANCI, BATTERED  
COLOR: WOOD STAIN (HUMPHREY) TAN, CLEAR STAIN (HUMPHREY)  
DUNN-EDWARDS "BROWN CAY" DE 400 (LRY-11)



FRONT ELEVATION HACIENDA COURTYARD ENTRY COMMUNITY MAIL ROOM  
1/4" = 1'-0"



SIDE ELEVATION  
1/4" = 1'-0"



SITE RETAINING WALL (TYP)  
1/4" = 1'-0"

NOTE:  
ALL WALLS TO MATCH ARCHITECTURE IN MATERIAL  
AND COLOR. THIS INCLUDES THE POOL, HOUSE  
AND PUMP PLANT WALLS.



RECREATION BUILDING  
1/4" = 1'-0"

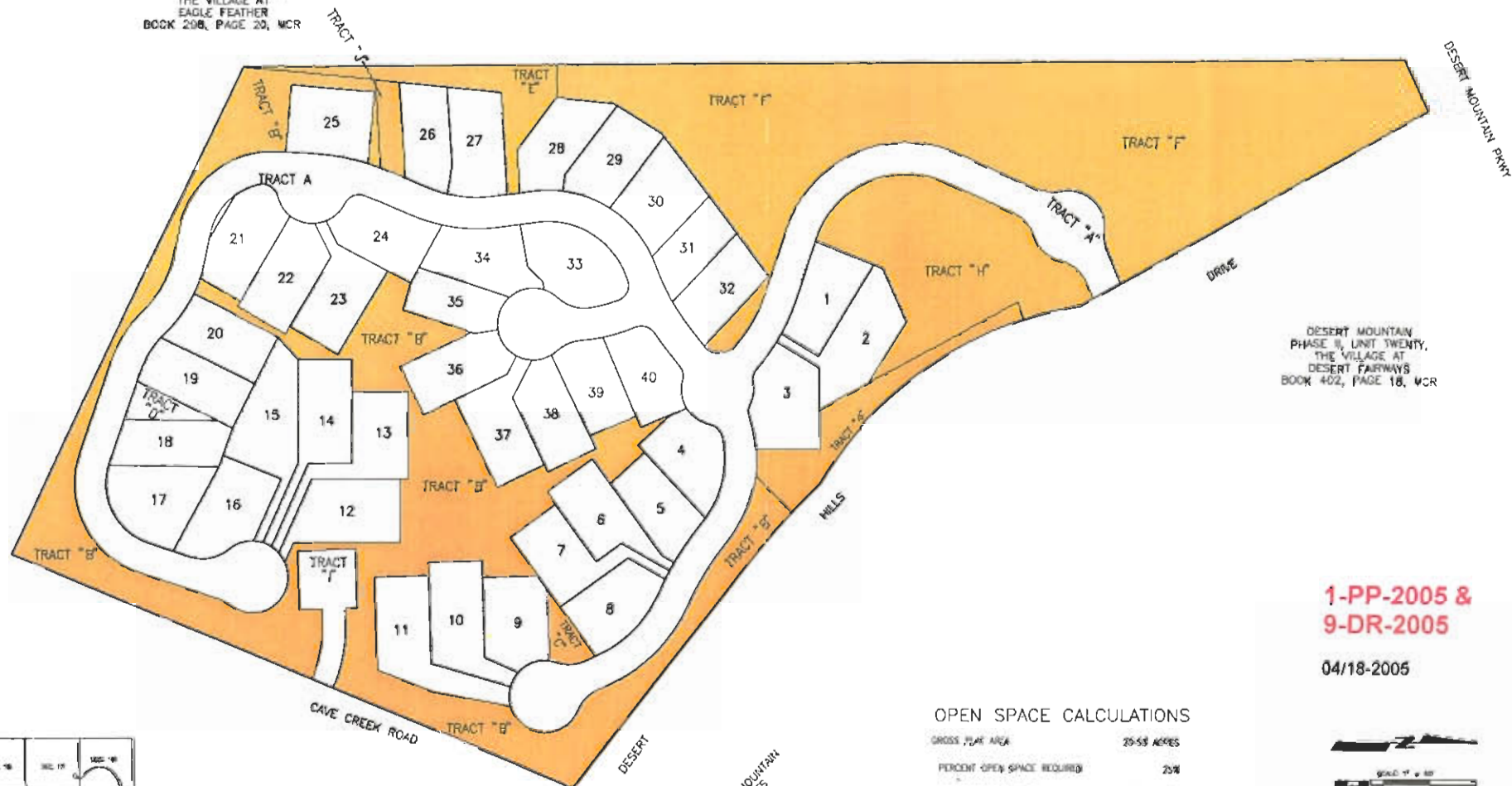


REAR ELEVATION  
1/4" = 1'-0"



POOL RECREATION BUILDING - FRONT ELEVATION  
1/4" = 1'-0"

DESERT MOUNTAIN  
PHASE I, UNIT THREE,  
THE VILLAGE AT  
EAGLE FEATHER  
BOOK 298, PAGE 20, MCR



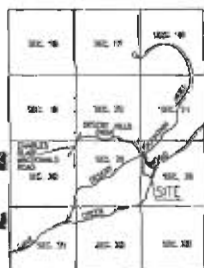
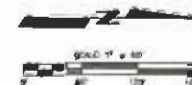
DESERT MOUNTAIN  
PHASE II, UNIT TWENTY,  
THE VILLAGE AT  
DESERT FAIRWAYS  
BOOK 402, PAGE 18, MCR

1-PP-2005 &  
9-DR-2005

04/18-2005

#### OPEN SPACE CALCULATIONS

GROSS PLAT AREA	25.58 ACRES
PERCENT OPEN SPACE REQUIRED	25%
OPEN SPACE REQUIRED	6.39 ACRES
OPEN SPACE PROVIDED	5.69 ACRES



ENCIELLA  
BOOK 588, PAGE 46, MCR

ENCIELLA  
BOOK 588, PAGE 46, MCR

<b>GILBERTSON ASSOCIATES</b> INC.	
<small>CONSULTING • CIVIL ENGINEERING • LAND SURVEYING</small> <small>2803 East Phoenix Drive, Suite 100, Phoenix, Arizona 85028-1400</small>	
<b>OPEN SPACE EXHIBIT</b> <b>DESERT MOUNTAIN</b> <b>PARCEL 16</b>	
Designed by: <b>TR</b>	Drawn by: <b>DS</b>
Check: <b>JPL 10, 2005</b>	Scale: <b>AS SHOWN</b>
Sheet <b>1</b> of <b>1</b>	

Desert Mountain  
Parcel 16  
10525 E. Desert Hill  
Scottsdale, Arizona

## FIRE ORDINANCE REQUIREMENTS

(INCORPORATE THE DESIGNATED STIPULATIONS INTO FINAL PLAT)

- |  |  |
|--|--|
| <p><input checked="" type="checkbox"/> 1. PREMISES IDENTIFICATION TO BE LEGIBLE FROM STREET OR DRIVE &amp; MUST BE ON ALL PLANS.</p> <p><input type="checkbox"/> 2. FIRE LANES &amp; EMERGENCY ACCESS SHALL BE PROVIDED &amp; MARKED IN COMPLIANCE WITH CITY ORDINANCE &amp; IFC AT THE FOLLOWING LOCATIONS.</p> <p>_____</p> <p>_____</p> <p>_____</p> <p><input checked="" type="checkbox"/> 3. IT IS THE DEVELOPERS RESPONSIBILITY TO DETERMINE ULTIMATE COMPLIANCE WITH THE FAIR HOUSING ADMENDMENTS ACT &amp; AMERICANS WITH DISABILITIES ACT &amp; INCORPORATE SAME INTO THEIR BUILDING PLANS.</p> <p><input checked="" type="checkbox"/> 4. PROVIDE A KNOX ACCESS SYSTEM:</p> <p style="margin-left: 20px;"><input checked="" type="checkbox"/> A. KNOX BOX</p> <p style="margin-left: 20px;"><input type="checkbox"/> B. PADLOCK</p> <p style="margin-left: 20px;"><input checked="" type="checkbox"/> C. KNOX OVERRIDE &amp; PRE-EMPTION STROBE SWITCH FOR AUTOMATIC GATES.</p> <p><input type="checkbox"/> 5. ADD 2-1/2" WET FIRE HOSE VALVES (NSHT) IF FLOOR AREA EXCEEDS 10,000 SQ. FT. PER FLOOR LEVEL AND/OR IF FIRE DEPT. ACCESS IS LIMITED TO LESS THAN 360°. _____</p> <p><input checked="" type="checkbox"/> 6. PROVIDE ALL WEATHER ACCESS ROAD (MIN. 16') TO ALL BUILDINGS &amp; HYDRANTS FROM PUBLIC WAY DURING CONSTRUCTION.</p> <p><input checked="" type="checkbox"/> 7. NUMBER OF FIRE HYDRANTS REQUIRED, <u>6</u>. DEVELOPER SHALL HAVE THE REQUIRED HYDRANTS INSTALLED &amp; OPERABLE PRIOR TO THE FOOTING INSPECTION. HYDRANTS SHALL BE SPACED AT A MAXIMUM OF <u>500 AT 20</u> GPM. THE DEVELOPER SHALL MAKE THE C.O.S. APPROVED CIVIL WATER PLANS AVAILABLE TO THE FIRE SPRINKLER CONTRACTOR.</p> | <p><input checked="" type="checkbox"/> 8. SPRINKLER SYSTEM SHALL BE INSTALLED TO COMPLY WITH MINIMUM NFPA CRITERIA 2002 EDITION &amp; SCOTTSDALE REVISED CODES. SYSTEMS WITH 100 HEADS OR MORE SHALL HAVE OFF-SITE MONITORING. AFTER BUILDING PLAN REVIEW, INSTALLING CONTRACTOR SHALL SUBMIT (3) THREE COMPLETE SETS OF DRAWINGS &amp; HYDRAULIC CALCULATIONS REVIEWED BY A MINIMUM NICET III DESIGN TECHNICIAN.</p> <p><input checked="" type="checkbox"/> 9. MODIFIED NFPA 13-D SYSTEM (2002 EDITION) WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS.</p> <p><input type="checkbox"/> 10. MODIFIED NFPA 13R SYSTEM (2002 EDITION) WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS IN DWELLING UNITS &amp; ATTIC AREAS FED FROM SEPARATE FIRELINE PER C.O.S. ORDINANCE &amp; INTERPRETATIONS &amp; APPLICATIONS. CALCULATE UP TO FOUR REMOTE HEADS &amp; 900 SQ FT MIN. IN ATTIC.</p> <p><input type="checkbox"/> 11. NFPA (2002 EDITION) COMMERCIAL SYSTEM / DESIGN CRITERIA:</p> <p><input type="checkbox"/> 12. BACKFLOW PREVENTION WILL BE REQUIRED ON VERTICAL RISER FOR CLASS 1 &amp; 2 FIRE SPRINKLER SYSTEMS PER SCOTTSDALE REVISED CODE.</p> <p><input checked="" type="checkbox"/> 13. FIRELINE, SPRINKLER &amp; STANDPIPE SYSTEM SHALL BE FLUSHED &amp; PRESSURE TESTED PER NFPA STANDARDS &amp; SCOTTSDALE REVISED CODES.</p> <p><input type="checkbox"/> 14. FDC SIAMESE CONNECTIONS FOR SPRINKLERS AND/OR STANDPIPES WILL BE LOCATED PER ORDINANCE AND/OR AT AN APPROVED LOCATION. MINIMUM SIZE 2-1/2 x 2-1/2 x _____(NSHT)</p> <p style="margin-left: 20px;"><input type="checkbox"/> 4' TO 8' BACK OF CURB; INDEP. WET LINE.</p> <p style="margin-left: 20px;"><input type="checkbox"/> WALL MOUNTED - 15' CLEAR OF OPENINGS.</p> <p><input type="checkbox"/> 15.</p> |
|--|--|

## ATTACHMENT A



**DESERT MOUNTAIN**  
**Parcel 16**  
**10525 E Desert Hills Drive**  
**Scottsdale, Arizona**

## FIRE ORDINANCE REQUIREMENTS

(INCORPORATE INTO BUILDING PLANS AS GENERAL NOTE BLOCK - USE ONLY THE DESIGNATED STIPULATIONS)

- ☒ 1. PREMISES IDENTIFICATION SHALL BE LEGIBLE FROM STREET OR DRIVE & MUST BE ON ALL PLANS.

☒ 2. FIRE LANES & EMERGENCY ACCESS SHALL BE PROVIDED & MARKED IN COMPLIANCE WITH CITY ORDINANCE & IFC AT THE FOLLOWING LOCATIONS.

Vehicle bridge to support 83,000 GVW

\_\_\_\_\_

\_\_\_\_\_

☒ 3. IT IS THE DEVELOPERS RESPONSIBILITY TO DETERMINE ULTIMATE COMPLIANCE WITH THE FAIR HOUSING ADMENDMENTS ACT & AMERICANS WITH DISABILITIES ACT & INCORPORATE SAME INTO THEIR BUILDING PLANS.

☐ 4. SUBMIT PLANS & SPECS FOR SUPERVISED AUTOMATIC EXTINGUISHING SYSTEM FOR ALL COOKING APPLIANCES, HOOD PLENUMS & EXHAUST DUCTS.

☒ 5. PROVIDE A KNOX ACCESS SYSTEM:

☒ A. KNOX BOX

☐ B. PADLOCK

☒ C. KNOX OVERRIDE & PRE-EMPTION STROBE SWITCH FOR AUTOMATIC GATES.

☐ 6. INSTALL AN AS BUILT DRAWING CABINET ADJACENT TO THE FIRE SPRINKLER RISER. IT SHALL BE OF ADEQUATE SIZE TO ACCOMMODATE BOTH THE FIRE SPRINKLER & FIRE ALARM DRAWINGS. THE CABINET SHALL BE PROVIDED WITH A LOCK & KEYED TO MATCH THE FIRE ALARM CONTROL PANEL & SUPERVISED BY THE FACP IF APPLICABLE.

☐ 7. SUBMIT PLANS FOR A CLASS \_\_\_\_\_ FIRE ALARM SYSTEM PER SCOTTSDALE REVISED CODES.

☐ 8. PROVIDE INTERIOR TENANT NOTIFICATION WHEN OFF-SITE MONITORING IS REQUIRED.  
(SEE FIRE ALARM INTERPRETATIONS FOR CLARIFICATION)

☐ 9. ADD 2-1/2" WET FIRE HOSE VALVES (NSHT) IF FLOOR AREA EXCEEDS 10,000 SQ. FT. PER FLOOR LEVEL AND/OR IF FIRE DEPT. ACCESS IS LIMITED TO LESS THAN 360°. \_\_\_\_\_

\_\_\_\_\_

☐ 10. BUILDINGS MAY BE SUBJECT TO INSTALLATION AND TESTING REQUIREMENTS FOR A PUBLIC SAFETY RADIO AMPLIFICATION SYSTEM.

☒ 11. BACKFLOW PREVENTION WILL BE REQUIRED ON VERTICAL RISER FOR CLASS 1 & 2 FIRE SPRINKLER SYSTEMS PER SCOTTSDALE REVISED CODE.

☒ 12. PROVIDE ALL WEATHER ACCESS ROAD (MIN. 16") TO ALL BUILDINGS & HYDRANTS FROM PUBLIC WAY DURING CONSTRUCTION.

☒ 13. SEE APPROVED CIVILS FOR THE NUMBER OF FIRE HYDRANTS REQUIRED. DEVELOPER SHALL HAVE THE REQUIRED HYDRANTS INSTALLED & OPERABLE PRIOR TO THE FOOTING INSPECTION. HYDRANTS SHALL BE SPACED AT A MAXIMUM OF 500 AT 20 GPM. THE DEVELOPER SHALL MAKE THE C.O.S. APPROVED CIVIL WATER PLANS AVAILABLE TO THE FIRE SPRINKLER CONTRACTOR.

☒ 14. PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED. SEE SHEET(S) \_\_\_\_\_

☒ 15. EXIT & EMERGENCY LIGHTING SHALL COMPLY WITH THE C.O.S. ORDINANCE & THE IFC. SEE SHEETS \_\_\_\_\_

☒ 16. SUBMIT MSDS SHEETS & AGGREGATE QUANTITY FOR ALL HAZARDOUS MATERIALS INCLUDING FLAMMABLES, PESTICIDES, HERBICIDES, CORROSIVES, OXIDIZERS, ETC. A PERMIT IS REQUIRED FOR ANY AMOUNT OF HAZARDOUS MATERIALS STORED, DISPENSED, USED OR HANDLED. COMPLETE AN HMMP & SUBMIT WITH THE BUILDING PLANS.

☒ 17. FIRELINE, SPRINKLER & STANDPIPE SYSTEM SHALL BE FLUSHED & PRESSURE TESTED PER NFPA STANDARDS & SCOTTSDALE REVISED CODES.

☐ 18. FDC SIAMESE CONNECTIONS FOR SPRINKLERS AND/OR STANDPIPES WILL BE LOCATED PER ORDINANCE AND/OR AT AN APPROVED LOCATION. MINIMUM SIZE 2-1/2 x 2-1/2 x 4 (NSHT)

☒ 4' TO 8' BACK OF CURB; INDEP. WET LINE.

☐ WALL MOUNTED - 15' CLEAR OF OPENINGS.

☒ 19. THE FIRE LINE SHALL BE EXTENDED A MAXIMUM OF 3' INTO THE BUILDING WITH A MINIMUM OF 3' CLEARANCE AROUND THE FIRE RISER. EXTERIOR ACCESS REQUIRED.

20. ☒ SPRINKLER SYSTEM SHALL BE INSTALLED TO COMPLY WITH MINIMUM NFPA CRITERIA 2002 EDITION & SCOTTSDALE REVISED CODES. SYSTEMS WITH 100 HEADS OR MORE SHALL HAVE OFF-SITE MONITORING. AFTER BUILDING PLAN REVIEW, INSTALLING CONTRACTOR SHALL SUBMIT (3) THREE COMPLETE SETS OF DRAWINGS & HYDRAULIC CALCULATIONS REVIEWED BY A MINIMUM NICET III DESIGN TECHNICIAN.
- ☒ A. MODIFIED NFPA 13-D SYSTEM WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS (2002 EDITION)
- ☐ B. MODIFIED NFPA 13R SYSTEM (2002 EDITION) WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS IN DWELLING UNITS & ATTIC AREAS FED FROM SEPARATE FIRELINE PER C.O.S. ORDINANCE & INTERPRETATIONS & APPLICATIONS. CALCULATE UP TO FOUR REMOTE HEADS & 900 SQ FT MIN. IN ATTIC.
- ☒ C. NFPA 13 2002 EDITION COMMERCIAL SYSTEM / DESIGN CRITERIA: SEISMIC DESIGN CATEGORY SHALL BE DETERMINED BY STRUCTURAL ENGINEER.
- ☐ D. THE FIRE SPRINKLER SYSTEM DESIGN FOR WAREHOUSE / STORAGE OCCUPANCIES SHALL BE BASED ON THE FULL HEIGHT CAPACITY OF THE BUILDING PER SCOTTSDALE REVISED CODE. DENSITY CRITERIA:
- ☐ E. SPRINKLER DESIGN CRITERIA FOR UNSPECIFIED WAREHOUSE COMMODITIES: .45 OVER 3000 SQ. FT.
- ☐ F. THE PROJECT SPECIFICATIONS SHALL BE SUBMITTED WITH CONTRACT DRAWINGS.
- ☐ G.

Submit three (3) complete sets of drawings submitted by installing contractor, after building plan review is complete. Please refer questions to Fire Dept. Plan Review, 312-7070, 312-7684, 312-7127, 312-2372.

## **Stipulations for Case: 1-PP-2005**

### **Case Name: Desert Mountain Parcel 16**

**Unless otherwise stated, the developer agrees to complete all requirements prior to final plan approval, to the satisfaction of Project Coordinator and the Final Plans staff.**

### **Applicable Documents, Plans, And Relevant Cases**

1. The improvement plans and plat shall be in substantial conformance to the following documents except as required by the Revised Scottsdale City Code, and the stipulations herein:

#### **General Documents**

- a. The location and configuration of all site improvements shall be constructed to be consistent with the Preliminary Plat submitted by Gilbertson & Associates, dated 01/26/05.
- b. The Master Environmental Design Concept Plan (MEDCP) for Desert Mountain, as stipulated.
- c. The Design Standards and Policies Manual (DS&PM).

#### **Planning Documents**

- e. Landscaping, including quantity, size, and location of materials shall be installed to be consistent with the conceptual landscape plan submitted by DTJ Design, dated 04/18/05 by City staff.
- f. N.A.O.S, including quantity, size, and location shall be consistent with the Open Space Calculations exhibit submitted by Gilbertson & Associates, dated 04/18/05 by City staff.

#### **Engineering Documents**

- g. Preliminary Drainage Report for Desert Mtn. Parcel 16 ; prepared by Gilbertson Associates Inc., dated 1/18/2005.
- h. Preliminary Grading and Drainage Plan for Desert Mtn. Parcel 16 ; prepared by Gilbertson Associates Inc., dated 4/18/2005.
- i. Water System Basis of Design Report for Desert Mtn. Parcel 16 ; prepared by Gilbertson Associates Inc., dated 1/18/2005.
- j. Wastewater System Basis of Design Report for Desert Mtn. Parcel 16 ; prepared by Gilbertson Associates Inc., dated 1/18/2005.
- k. At the time of review, the applicable Zoning, DRB, Use Permit, and etc. case for the subject site were 9-DR-2005.

### **Subdivision Plat Requirements**

#### **Subdivision Design**

#### **DRB Stipulations**

2. The final plat and the final improvement plans shall identify the ownership, use and the maintenance responsibilities of any land not used for residential lots.
3. The homeowners' association shall be responsible for the maintenance of the exterior perimeter walls. The developer shall note this requirement on the final plat.
4. Provide the following note to the final plat: Land designated as Natural Area Open Space (NAOS) shall be permanently maintained as natural desert space pursuant to the City of Scottsdale's Environmentally Sensitive Lands Ordinance. Designated NAOS areas shall not be accepted for the maintenance, or property ownership by the City of Scottsdale without expressed action of the City of Scottsdale's City Council. Before any improvement is accepted, it shall meet City standards. Failure



to maintain the designated NAOS areas could result in a civil action brought by the City for costs incurred by the City of Scottsdale for maintenance and preservation.

5. The developer shall dedicate a minimum total NAOS of 315,953 sq. ft. (7.25 acres) at time of final plat.

### **Street Dedication Requirements**

#### **DRB Stipulations**

#### **Ordinance**

- A. The developer shall provide the following street rights-of-way:

<b>STREET NAME</b>	<b>STREET TYPE</b>	<b>R.O.W. DEDICATION</b>
Internal Street (Private)	Local Residential	40' (full width) – ESL Road Design Standards, per Fig. 700-5, Local Residential Street, and 700-6, Residential Cul-de-sac Street

### **Easements**

#### **DRB Stipulations**

6. Scenic Corridor
  - a. A minimum 40-foot wide and average 50-foot wide scenic corridor along Cave Creek Road shall be dedicated with the final plat.
7. Trail Easement:
  - a. Prior to final plan approval, the developer shall dedicate a minimum 40-foot wide public access easement over the Cave Creek Road Scenic Corridor easement area. The developer shall be responsible for coordinating the trail alignment with the City's Trail Coordinator.
8. Sight Distance Easements
  - a. Sight distance easements shall be dedicated over sight distance triangles. Sight distance triangles shall be pursuant to figures: 3.1-13 and 3.1-14 of Section 3.1 of the City's Design Standards and Policies Manual, published December 1999.
  - b. Provide the following note on final plat: Sight distance easements shall be clear of landscaping, signs, or other visibility obstructions between 2 feet and 7 feet as determined by the City of Scottsdale.
9. Vehicular Non-Access Easement:
  - a. Prior to final plan approval, the developer shall dedicate a 1-foot wide vehicular non-access easement along the property frontage on Cave Creek Road and Desert Hill Drive except at the approved driveway locations.
10. Indemnity Agreements:
  - a. When substantial improvements or landscaping are proposed within a utility easement, an indemnity agreement shall be required. The agreement shall acknowledge the right of the City to access the easement as necessary for service or emergencies without responsibility for the replacement or repair of any improvements or landscaping within the easement.
11. Emergency Access Easement:
  - a. A minimum 20-foot wide Emergency Access Easement shall be provided from Tract I to the interior roadway for secondary access to the project from Cave Creek Road.

**Ordinance****B. Drainage Easement:**

- (1) Drainage and flood control easements shall be dedicated to the City to the limits of inundation for all vista corridor washes, for all washes having a discharge rate of 50 cfs or more, for all FEMA regulatory floodways to the extent of the 100-year base flood elevation, and for all stormwater storage basins. The plat shall state that all drainage and flood control easements shall be dedicated to the City with maintenance responsibility for drainage facilities and detention basins to be that of the property owner and/or the Homeowners Association.

**C. Waterline and Sanitary Sewer Easements:**

- (1) Before the issuance of any building permit for the site, the developer shall dedicate to the City, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual, all water and sewer easements necessary to serve the site.

**D. Public Utility Easement:**

- (1) An 8-foot wide public utility easement shall be dedicated along both sides of internal streets. The 8-foot wide easements may be reduced or eliminated upon approval of the public utility companies.

**E. An Natural Area Open Space Easement (NAOS):**

- (1) A NAOS easement shall be dedicated to the City of Scottsdale for all areas designated as NAOS

**Other****DRB Stipulations****12. Well / Pump Site Dedication:**

- a. Unless otherwise agreed to in writing by the Asset Management Coordinator, each tract or lot dedicated to the City shall be: (1) conveyed by a general warranty deed, and (2) accompanied by a title policy in favor of the City, both to the satisfaction of city staff as designated by the Asset Management Coordinator.
- b. The plat shall include a note that the exterior of the wall around the pump station located within Tract I of the preliminary plat shall be maintenance responsibility of the Desert Mountain HOA.

**13. Modify the proposed improvement to the Left Turn Lane on Desert Hills Drive to provide adequate stacking area and lane width.****14. Before final plat approval developer shall submit and receive approval for the release of any existing easements on the site that are not to be used as part of new site plan.****15. Developer must submit a revised ALTA survey for the property at time of final plans submittal.**

## **Final Improvement Plan Requirements**

---

### **PLANNING**

#### **Gate House Design And Amenity Feature Design**

##### **DRB Stipulations**

16. The face of the service entrance section(s), if exterior, shall be flush with the building façade and painted to match the building.
17. All exterior mechanical, utility, and communications equipment shall be screened by parapet or wall that matches the architectural color and finish of the building. Wall or parapet height for roof-mounted units shall meet or exceed the height of the tallest unit. Wall height for ground-mounted units shall be a minimum of 1 foot higher than the tallest unit.
18. All exterior conduit and raceways shall be painted to match the building.
19. No exterior roof ladders shall be allowed where they are visible to the public or from an off-site location.

##### **Ordinance**

- F. All paint colors shall not exceed a light reflective value of thirty-five (35). All paint colors shall not exceed a value of six (6) or chroma of six (6) as indicated in the Munsell Book of Color on file in the Planning Department.

#### **Walls, And Fence Design**

##### **DRB Stipulations**

20. All walls shall match the architectural color, materials and finish used for the residential buildings in this project, as approved in case 9-DR-2005.
21. Walls around the pump station located within Tract I shall be repainted to match the color and finish of the adjacent residential buildings in this project.
22. Walls within a sight visibility triangle shall not exceed 2'-0" measured from nearest street line as described in the DS&PM.
23. Any walls over 8 feet in height that are visible from outside of the project shall be broken into two or more walls, each separated by a landscaped strip no less than 6 feet in depth.

#### **Natural Area Open Space (NAOS)**

##### **DRB Stipulations**

24. Any NAOS that is dedicated over a Public Utility Easement shall be counted as revegetated NAOS.
25. NAOS shall not be dedicated within 5-feet of any building
26. NAOS areas dedicated within 10-feet of any building shall be considered revegetated NAOS.
27. NAOS areas dedicated within 5-feet of any wall shall be considered revegetated NAOS.
28. At time of final plans submittal, an updated copy of the Desert Mountain Properties Master NAOS Bank indicating the use of the bank for this project must be submitted for review and approval. A representative of Desert Mountain Properties shall sign the document.

##### **Ordinance**

- G. The developer shall dedicate a minimum total NAOS of 315,953 sq. ft. (7.25 acres) at time of final plat.



**Landscape Design****DRB Stipulations**

29. Upon removal of the salvageable native plants the salvage contractor shall submit completed Native Plant Tracking Form as well as a list identifying the tag numbers of the plants surviving salvage operations to the City's Inspection Services Unit within 3 months from the beginning of salvage operations and/or prior to the issuance of the Certificate of Occupancy.
30. Salvaged vegetation shall be incorporated into the landscape design.
31. Provide the following note: Area within a sight distance triangle shall be clear of landscaping, signs, or other visibility obstructions with a height greater than 2 feet. Trees within a sight distance triangle shall have a canopy that begins at 7 feet in height upon installation. All heights are measured from nearest street line.
32. All roadway tracts shall be landscaped and maintained by the developer and/or homeowner association.
33. All plants that are outside enclosed areas must be from the approved City of Scottsdale Indigenous Plants for Environmentally Sensitive Lands plant list.
34. Non-indigenous plant material shall be limited to enclosed yard areas and shall be limited to plants that do not exceed a mature or potential height of twenty (20) feet.

**Ordinance**

A landscape buffer a minimum of ten (10) feet wide shall be planted and maintained along the western and southwestern property lines.

Fifty (50) percent of trees shall be mature, as defined in Article III of the Zoning Ordinance. Indicate both the compliant caliper and industry standard box size for that caliper in the plant palette at time of final plans submittal.

**Exterior Lighting Design****DRB Stipulations**

35. No lighting shall be permitted in dedicated NAOS easements, and Vista Corridor easements.
36. All exterior luminaries shall meet all IESNA requirements for full cutoff, and shall be aimed downward and away from property line, except sign, path and landscape lighting.
37. Incorporate into the project's design, the following:
  - Gate House Design And Amenity Feature Design
    - a. Fixtures shall be a flat black or dark bronze finish.
    - b. Path light fixtures shall utilize an incandescent, halogen incandescent, or compact fluorescent lamps source.
  - Landscape Lighting
    - c. All landscape lighting directed upward shall utilize the extension visor shields to limit the view of the lamp source.
    - d. Fixtures shall be a flat black or dark bronze finish.
    - e. Landscaping lighting shall only be utilized to accent plant material.
    - f. All landscape lighting directed upward, shall be aimed away from property line.
    - g. The landscape lighting lamp shall be an incandescent or halogen incandescent source.
  - Path lighting
    - h. Path light fixtures shall meet all IESNA requirements for cutoff.
    - i. Fixtures shall be a flat black or dark bronze finish.
    - j. Path light fixtures shall utilize an incandescent, halogen incandescent, or compact fluorescent lamps source.

**Ordinance**

- I. The landscape light lamps shall not exceed 15 watts.
- J. Building mounted lighting shall not exceed a height of 6-feet.
- K. The path light lamps shall not exceed 50 watts for incandescent and florescent lighting sources, 25 watts for halogen lighting sources, 10 watts for metal halide lighting sources, and 1 watt for LED lighting sources.

**Additional Planning Items****DRB Stipulations**

- 38. Flagpoles, if provided, shall be one piece, conical, and tapered.
- 39. As part of the sales of any residential lot adjacent to a public trail, path, or commercial property, the developer shall require the purchaser to sign an acknowledgement that the property is adjacent to a public trail, path, or commercial property.

**ENGINEERING****Drainage And Flood Control****DRB Stipulations**

- 40. Demonstrate consistency and conformance with accepted drainage plans and reports from Section I, Applicable Engineering Documents and Plans.
  - a. Any conceptual or substantial changes not consistent with the Desert Mtn. Parcel 16 ; prepared by Gilbertson Associates Inc., dated 1/18/2005, shall require an addendum to this Master Drainage Plan, subject to review and approval by the city staff.
  - b. Addendum generated shall be added to the appendix of the Desert Mtn. Parcel 16 ; prepared by Gilbertson Associates Inc., dated 1/18/2005 Final Drainage Report.
  - c. The developer shall submit two (2) hard copies and one (1) compact disc copy of complete final plans/reports prior to final City of Scottsdale approval of the improvement plans.
- 41. Basins shall be designed such that the depth of water does not exceed 3 feet for all storm frequencies up to the 100 year 2 hour event.
- 42. Basin side slopes shall not exceed 4:1 (ratio of 4 feet horizontal to 1 foot vertical) wherever practical. Side slopes greater than 4:1 may be used to lessen disturbance to the site. All basins shall have some portion of their perimeter at a side slope that does not exceed 4:1.
- 43. Basins shall be designed to have positive outfall whenever practical. When positive outfall cannot be provided, then mechanical means shall be used to drain the basin. Percolation, including dry wells, shall not be allowed. Provide bleed-off calculations that demonstrate the discharge rate and the time to drain.
- 44. All 404 jurisdictional delineations shall be shown on the final improvement plans and the final drainage report drainage exhibit/plan. All areas of disturbance shall be clearly noted. A completed 404 Certification Form shall be submitted with final improvement plans. A copy of the 404 permit from the U.S. Army Corps of Engineers, including an exhibit showing the delineations, shall be submitted prior to approval of final improvement plans. Limits of disturbance and other conditions must be in conformance with the 404 permit.
- 45. All onsite erosion protection and floodwalls necessary to protect residential structures from flooding, within a given parcel, shall be constructed as infrastructure improvements for that parcel, even if they are located in a different parcel, prior to the issuance of building permits in that parcel.
- 46. Provide positive drainage away from walks and curbs along all streets.

47. The retention basin shown at the southeast corner of the site shall be moved outside of the Cave Creek Road scenic corridor easement; retention basins shall not be located within the scenic corridor easement area.
48. All drainage basins shall be naturally contoured and revegetated.
49. Riprap shall be indigenous stone.
50. All exposed cut and fill shall be treated with eonite or equivalent.

**Ordinance**

- L. On-site stormwater storage is required for the Pre vs. Post for the 100-year, 2-hour storm event. The design of the storage basin capacity shall account for any proposed landscaping improvements. The landscaping improvements within the basins shall not reduce the capacity of the basins under the required volume.
  - (1) Basin bleed-off rates shall be set so that the storage basins do not drain completely in less than 24 hours. In all cases, storage basins must drain completely within 36 hours.
  - (2) Infiltration of stormwater through the basin floor is not acceptable as the sole means of draining the basin. Stormwater storage basins should be designed to meter flow to the historic out-fall point. Where an historic out-fall point does not exist (or metering is not possible), other methods of discharge such as pumps, etc. may be considered. Dry wells shall not be used.
  - (3) Stormwater storage basins may not be constructed within utility easements or dedicated right-of-way (exceptions may be granted with written approval from appropriate utility company).
  - (4) Off-site runoff must enter and exit the site as it did historically.
  - (5) All development shall be designed to satisfactorily convey the 100-year peak discharge through the site without significant damage to structures.
- M. Stormwater Storage Waiver for this development must be submitted to the One Stop Shop. Approval of the Stormwater Storage Waiver by the City's Stormwater Management Division will be required, and must be obtained prior to submittal of final improvement plans or final plat.
- N. Discuss the difference between storage volume required for 100yr. 2hr storage volume and provided volume based on pre vs. post.
- O. Other Stormwater Storage:
  - (1) Underground stormwater storage is prohibited unless approval is obtained from the City's Floodplain Administrator.
  - (2) Drywells are not allowed.
- P. Street Crossings:
  - (1) Watercourse crossings for roads shall be designed to provide for 100-year access to all lots by at least one route. Accessibility will be considered to exist if it can be shown by the engineer that at the time of the peak flow, the depth of flow over the road will not be greater than 1 foot.

**Roadway, Intersection, And Access Design****DRB Stipulations**

51. Streets and other related improvements:

<b>STREET NAME</b>	<b>STREET TYPE</b>	<b>ROADWAY IMPROVEMENT</b>	<b>CURB TYPE</b>	<b>BIKE PATH, SIDEWALK, TRAILS</b>
<b>NAME (Public)</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Internal Street (Private)	Local Residential	40' (full width) – ESL Road Design Standards, per Fig. 700-5, Local Residential Street, and 700-6, Residential Cul-de-sac Street	Roll Curb	5-sidewalk

52. Where a gated entrance is proposed, the developer shall design and construct the gated entrance in conformance with Figure 8.1-1 of the City's Design Standards and Policies Manual.

53. The internal streets shall be private. The private street tracts shall be dedicated to provide emergency and service vehicle access and public utility construction and maintenance.

54. Cul-de-sac/circles on the internal driveway shall comply with the ESL design guidelines and policies, which call for a 40.5 foot radius to back of curb, and a 46.0 foot radius to edge of right-of-way.

55. The developer shall contact the City's Transit Coordinator with the Transportation Department at 480-312-7696 about all transit facilities required to be constructed with the proposed development, including the construction of bus shelters.

**Ordinance**

- Q. The developer shall submit a detailed striping and signage plan with final plans. The striping and signage plan shall include all existing improvements and striping within 300 feet of the limits of construction, and all signs, striping, or other traffic control devices proposed to accommodate phased and ultimate construction.

**Trails And Paths****DRB Stipulations**

56. Before any certificate of occupancy is issued for the site, the developer shall construct a minimum 8-foot wide public non-paved trail within the public access easement along Cave Creek Road. The trail can be covered with either graded natural dirt or compacted ¾ inch minus DG. The trail shall be set back from the ultimate pavement edge of Cave Creek Road as far as possible.

57. Prior to construction, the developer shall be responsible for coordinating the approved trail alignment, trail crossing locations and surface materials with the City's Trail Planner. The alignment shall be determined prior to approval of final plans.

58. The developer shall provide signage for all trails per Section 7.3 of the City's Design Standards & Policies Manual. The location and design of the signs and markers shall be shown on the final improvement plans to the satisfaction of City's Trails Planner.

59. The trail shall be constructed to cross the entry driveway to Desert Mountain either at the corner, or 40-50 feet back of the corner. The surface trail crossings at driveways shall have rough texture exposed aggregate crossings, or rough texture epoxy coating on asphalt.

60. The developer shall construct all public trails in accordance with the Desert Mountain MEDCP and the DS&PM.

61. The developer shall construct all public paths (sidewalks) per the MEDCP along Desert Hills in accordance with the MAG Standard Details as determined by the Plan Review Staff.



62. The developer shall provide signage for all trails per Section 7.3 of the City's Design Standards & Policies Manual. The location and design of the signs and markers shall be shown on the final improvement plans to the satisfactions of Parks and Recreation staff.

### **Refuse**

#### **DRB Stipulations**

63. If individual (80-gallon) refuse containers are not planned for the development, the site's trash enclosures shall be constructed to City of Scottsdale's Refuse Enclosure detail.
64. Refuse will not be picked up in courtyards shown; need to identify refuse container locations on Final Improvement Plans submittal.

### **Ordinance**

- R. Underground vault-type containers are not allowed.
- S. Refuse collection methods, i.e., site plan circulation will be approved at final plan review.
- T. Refuse collection can be provided by the City of Scottsdale's Sanitation Division, at 480-312-5600.

### **Water And Wastewater Stipulations**

**The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all-inclusive of project requirements.**

#### **DRB Stipulations**

65. BASIS OF DESIGN REPORT (WATER). Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall submit a basis of design report and plan to the One Stop Shop in Development Services. The report must be approved by the Water Resources Department **before** the developer submits the improvement plans to the One Stop Shop. The basis of design report shall conform to the Design Standards and Policies Manual. In addition, the basis of design report and plan shall:
- a. Identify the location, size, condition and availability of existing water lines and water related facilities such as water valves, water services, fire hydrants, back-flow prevention structures, etc.
  - b. Identify the timing of and parties responsible for construction of all water facilities.
  - c. Include a complete description of requirements relating to project phasing.
  - d. Identify the location of required pressure reducing valve locations as applicable, and provide the results of a pressure flow test.
66. BASIS OF DESIGN REPORT (SANITARY SEWER). ). Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall submit a basis of design report and plan to the One Stop Shop in Development Services. The report must be approved by the Water Resources Department before the developer submits the improvement plans to the One Stop Shop. The basis of design report shall conform to the Design Standards and Policies Manual. In addition, the basis of design report and plan shall:
- a. Identify the location of, the size, condition and availability of existing sanitary sewer lines and wastewater related facilities.
  - b. Identify the timing of and parties responsible for construction of all sanitary sewer facilities.
  - c. Include a complete description of requirements relating to project phasing.
  - d. Clearly identify water sampling station locations as applicable.

67. APPROVED BASIS OF DESIGN REPORTS. **Before** the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall have obtained approval of the Basis of Design Reports for Water and Wastewater.
68. Reroute existing sewer line to be located in a 20' Sewer Line Easement, within a Tract Area.
69. Whenever looped or outfall lines are required outside the roadway prism, the lines shall be located in a tract (not on a lot) with a 20' water/sewer easement overlaying the alignment. These alignments shall be graded and maintained in a manner that allows access for maintenance purposes, in accordance with the City's Design Standards and Policies Manual.
70. Where walls cross or run parallel with public water mains, public sewer mains, or public fire lines the following shall apply:
- a. For walls constructed parallel to these pipes, the walls shall be a minimum of six (6) feet from the outside diameter of the pipe.
  - b. For walls constructed across or perpendicular to these pipes, the walls shall be constructed with gates or removable wall panels for maintenance and emergency access.

### **Water**

#### **Ordinance**

- U. The water system for this project shall meet required health standards and shall have sufficient volume and pressure for domestic use and fire protection.

### **Wastewater**

#### **Ordinance**

- V. Privately owned sanitary sewer shall not run parallel within the waterline easement.

### **Bridge/Wash Crossing And Head Wall Design**

#### **DRB Stipulations**

71. All concrete headwalls and drainage structures shall be integrally colored to blend with the colors of the surrounding natural desert.
72. Bridges:
- a. All drainage crossings, including any configuration of box culverts or pipes that span 20 feet or more (as measured along the roadway centerline) shall be subject to review and approval by City staff.
  - b. Bridge (or other crossings) finish shall match that of the buildings in the project.

#### **Ordinance**

- W. All bridge designs shall be in conceptual conformance to the City of Scottsdale Design Manual and approved by Project Review Staff.

## **Construction Requirements**

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### **As-Builts**

#### **DRB Stipulations**

73. Improvement plans that document all ongoing construction, including, but not limited to, field changes, as-built locations, or other modifications, shall be maintained at the construction site, and shall be made available to City staff for review upon request.
74. City staff may request the developer to submit as-built plans to the Inspection Services Division prior to acceptance of construction, or within one year from the date of acceptance.

75. As-built plans shall be certified in writing by a registered professional civil engineer, using as-built data from a registered land surveyor.
76. As-built plans for drainage facilities and structures shall include, but are not limited to, streets, lot grading, storm drain pipe, valley gutters, curb and gutter, flood walls, culverts, inlet and outlet structures, dams, berms, lined and unlined open channels, storm water storage basins, underground storm water storage tanks, and bridges, as determined by city staff.

## **Stipulations for Case: 9-DR-2005**

### **Case Name: Desert Mountain Parcel 16**

**Unless otherwise stated, the developer agrees to complete all requirements prior to final plan approval, to the satisfaction of Project Coordinator and the Final Plans staff.**

### **Applicable Documents, Plans, And Relevant Cases**

1. The improvement plans and plat shall be in substantial conformance to the following documents except as required by the Revised Scottsdale City Code, and the stipulations herein:

#### **General Documents**

- a. The location and configuration of all site improvements shall be constructed to be consistent with the Preliminary Plat submitted by Gilbertson & Associates, dated 01/26/05.
- b. The Master Environmental Design Concept Plan (MEDCP) for Desert Mountain, as stipulated.
- c. The Design Standards and Policies Manual (DS&PM).

#### **Planning Documents**

- e. Landscaping, including quantity, size, and location of materials shall be installed to be consistent with the conceptual landscape plan submitted by DTJ Design, dated 04/18/05 by City staff.
- f. N.A.O.S, including quantity, size, and location shall be consistent with the Open Space Calculations exhibit submitted by Gilbertson & Associates, dated 04/18/05 by City staff.

#### **Engineering Documents**

- g. Preliminary Drainage Report for Desert Mtn. Parcel 16 ; prepared by Gilbertson Associates Inc., dated 1/18/2005.
- h. Preliminary Grading and Drainage Plan for Desert Mtn. Parcel 16 ; prepared by Gilbertson Associates Inc., dated 4/18/2005.
- i. Water System Basis of Design Report for Desert Mtn. Parcel 16 ; prepared by Gilbertson Associates Inc., dated 1/18/2005.
- j. Wastewater System Basis of Design Report for Desert Mtn. Parcel 16 ; prepared by Gilbertson Associates Inc., dated 1/18/2005.
- k. At the time of review, the applicable Zoning, DRB, Use Permit, and etc. case for the subject site were 9-DR-2005.

### **Subdivision Plat Requirements**

#### **Subdivision Design**

#### **DRB Stipulations**

2. The final plat and the final improvement plans shall identify the ownership, use and the maintenance responsibilities of any land not used for residential lots.
3. The homeowners' association shall be responsible for the maintenance of the exterior perimeter walls. The developer shall note this requirement on the final plat.
4. Provide the following note to the final plat: Land designated as Natural Area Open Space (NAOS) shall be permanently maintained as natural desert space pursuant to the City of Scottsdale's Environmentally Sensitive Lands Ordinance. Designated NAOS areas shall not be accepted for the maintenance, or property ownership by the City of Scottsdale without expressed action of the City of Scottsdale's City Council. Before any improvement is accepted, it shall meet City standards. Failure



to maintain the designated NAOS areas could result in a civil action brought by the City for costs incurred by the City of Scottsdale for maintenance and preservation.

5. The developer shall dedicate a minimum total NAOS of 315,953 sq. ft. (7.25 acres) at time of final plat.

### **Street Dedication Requirements**

#### **DRB Stipulations**

#### **Ordinance**

- A. The developer shall provide the following street rights-of-way:

<b>STREET NAME</b>	<b>STREET TYPE</b>	<b>R.O.W. DEDICATION</b>
Internal Street (Private)	Local Residential	40' (full width) – ESL Road Design Standards, per Fig. 700-5, Local Residential Street, and 700-6, Residential Cul-de-sac Street

### **Easements**

#### **DRB Stipulations**

6. Scenic Corridor
  - a. A minimum 40-foot wide and average 50-foot wide scenic corridor along Cave Creek Road shall be dedicated with the final plat.
7. Trail Easement:
  - a. Prior to final plan approval, the developer shall dedicate a minimum 40-foot wide public access easement over the Cave Creek Road Scenic Corridor easement area. The developer shall be responsible for coordinating the trail alignment with the City's Trail Coordinator.
8. Sight Distance Easements
  - a. Sight distance easements shall be dedicated over sight distance triangles. Sight distance triangles shall be pursuant to figures: 3.1-13 and 3.1-14 of Section 3.1 of the City's Design Standards and Policies Manual, published December 1999.
  - b. Provide the following note on final plat: Sight distance easements shall be clear of landscaping, signs, or other visibility obstructions between 2 feet and 7 feet as determined by the City of Scottsdale.
9. Vehicular Non-Access Easement:
  - a. Prior to final plan approval, the developer shall dedicate a 1-foot wide vehicular non-access easement along the property frontage on Cave Creek Road and Desert Hill Drive except at the approved driveway locations.
10. Indemnity Agreements:
  - a. When substantial improvements or landscaping are proposed within a utility easement, an indemnity agreement shall be required. The agreement shall acknowledge the right of the City to access the easement as necessary for service or emergencies without responsibility for the replacement or repair of any improvements or landscaping within the easement.
11. Emergency Access Easement:
  - a. A minimum 20-foot wide Emergency Access Easement shall be provided from Tract I to the interior roadway for secondary access to the project from Cave Creek Road.

**Ordinance****B. Drainage Easement:**

- (1) Drainage and flood control easements shall be dedicated to the City to the limits of inundation for all vista corridor washes, for all washes having a discharge rate of 50 cfs or more, for all FEMA regulatory floodways to the extent of the 100-year base flood elevation, and for all stormwater storage basins. The plat shall state that all drainage and flood control easements shall be dedicated to the City with maintenance responsibility for drainage facilities and detention basins to be that of the property owner and/or the Homeowners Association.

**C. Waterline and Sanitary Sewer Easements:**

- (1) Before the issuance of any building permit for the site, the developer shall dedicate to the City, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual, all water and sewer easements necessary to serve the site.

**D. Public Utility Easement:**

- (1) An 8-foot wide public utility easement shall be dedicated along both sides of internal streets. The 8-foot wide easements may be reduced or eliminated upon approval of the public utility companies.

**E. An Natural Area Open Space Easement (NAOS):**

- (1) A NAOS easement shall be dedicated to the City of Scottsdale for all areas designated as NAOS

**Other****DRB Stipulations****12. Well / Pump Site Dedication:**

- a. Unless otherwise agreed to in writing by the Asset Management Coordinator, each tract or lot dedicated to the City shall be: (1) conveyed by a general warranty deed, and (2) accompanied by a title policy in favor of the City, both to the satisfaction of city staff as designated by the Asset Management Coordinator.
- b. The plat shall include a note that the exterior of the wall around the pump station located within Tract I of the preliminary plat shall be maintenance responsibility of the Desert Mountain HOA.

**13. Modify the proposed improvement to the Left Turn Lane on Desert Hills Drive to provide adequate stacking area and lane width.****14. Before final plat approval developer shall submit and receive approval for the release of any existing easements on the site that are not to be used as part of new site plan.****15. Developer must submit a revised ALTA survey for the property at time of final plans submittal.**

## **Final Improvement Plan Requirements**

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### **PLANNING**

#### **Gate House Design And Amenity Feature Design**

##### **DRB Stipulations**

16. The face of the service entrance section(s), if exterior, shall be flush with the building façade and painted to match the building.
17. All exterior mechanical, utility, and communications equipment shall be screened by parapet or wall that matches the architectural color and finish of the building. Wall or parapet height for roof-mounted units shall meet or exceed the height of the tallest unit. Wall height for ground-mounted units shall be a minimum of 1 foot higher than the tallest unit.
18. All exterior conduit and raceways shall be painted to match the building.
19. No exterior roof ladders shall be allowed where they are visible to the public or from an off-site location.

##### **Ordinance**

- F. All paint colors shall not exceed a light reflective value of thirty-five (35). All paint colors shall not exceed a value of six (6) or chroma of six (6) as indicated in the Munsell Book of Color on file in the Planning Department.

#### **Walls, And Fence Design**

##### **DRB Stipulations**

20. All walls shall match the architectural color, materials and finish used for the residential buildings in this project, as approved in case 9-DR-2005.
21. Walls around the pump station located within Tract I shall be repainted to match the color and finish of the adjacent residential buildings in this project.
22. Walls within a sight visibility triangle shall not exceed 2'-0" measured from nearest street line as described in the DS&PM.
23. Any walls over 8 feet in height that are visible from outside of the project shall be broken into two or more walls, each separated by a landscaped strip no less than 6 feet in depth.

#### **Natural Area Open Space (NAOS)**

##### **DRB Stipulations**

24. Any NAOS that is dedicated over a Public Utility Easement shall be counted as revegetated NAOS.
25. NAOS shall not be dedicated within 5-feet of any building
26. NAOS areas dedicated within 10-feet of any building shall be considered revegetated NAOS.
27. NAOS areas dedicated within 5-feet of any wall shall be considered revegetated NAOS.
28. At time of final plans submittal, an updated copy of the Desert Mountain Properties Master NAOS Bank indicating the use of the bank for this project must be submitted for review and approval. A representative of Desert Mountain Properties shall sign the document.

##### **Ordinance**

- G. The developer shall dedicate a minimum total NAOS of 315,953 sq. ft. (7.25 acres) at time of final plat.

**Landscape Design****DRB Stipulations**

29. Upon removal of the salvageable native plants the salvage contractor shall submit completed Native Plant Tracking Form as well as a list identifying the tag numbers of the plants surviving salvage operations to the City's Inspection Services Unit within 3 months from the beginning of salvage operations and/or prior to the issuance of the Certificate of Occupancy.
30. Salvaged vegetation shall be incorporated into the landscape design.
31. Provide the following note: Area within a sight distance triangle shall be clear of landscaping, signs, or other visibility obstructions with a height greater than 2 feet. Trees within a sight distance triangle shall have a canopy that begins at 7 feet in height upon installation. All heights are measured from nearest street line.
32. All roadway tracts shall be landscaped and maintained by the developer and/or homeowner association.
33. All plants that are outside enclosed areas must be from the approved City of Scottsdale Indigenous Plants for Environmentally Sensitive Lands plant list.
34. Non-indigenous plant material shall be limited to enclosed yard areas and shall be limited to plants that do not exceed a mature or potential height of twenty (20) feet.

**Ordinance**

A landscape buffer a minimum of ten (10) feet wide shall be planted and maintained along the western and southwestern property lines.

Fifty (50) percent of trees shall be mature, as defined in Article III of the Zoning Ordinance. Indicate both the compliant caliper and industry standard box size for that caliper in the plant palette at time of final plans submittal.

**Exterior Lighting Design****DRB Stipulations**

35. No lighting shall be permitted in dedicated NAOS easements, and Vista Corridor easements.
36. All exterior luminaries shall meet all IESNA requirements for full cutoff, and shall be aimed downward and away from property line, except sign, path and landscape lighting.
37. Incorporate into the project's design, the following:
  - Gate House Design And Amenity Feature Design
    - a. Fixtures shall be a flat black or dark bronze finish.
    - b. Path light fixtures shall utilize an incandescent, halogen incandescent, or compact fluorescent lamps source.
  - Landscape Lighting
    - c. All landscape lighting directed upward shall utilize the extension visor shields to limit the view of the lamp source.
    - d. Fixtures shall be a flat black or dark bronze finish.
    - e. Landscaping lighting shall only be utilized to accent plant material.
    - f. All landscape lighting directed upward, shall be aimed away from property line.
    - g. The landscape lighting lamp shall be an incandescent or halogen incandescent source.
  - Path lighting
    - h. Path light fixtures shall meet all IESNA requirements for cutoff.
    - i. Fixtures shall be a flat black or dark bronze finish.
    - j. Path light fixtures shall utilize an incandescent, halogen incandescent, or compact fluorescent lamps source.



**Ordinance**

- I. The landscape light lamps shall not exceed 15 watts.
- J. Building mounted lighting shall not exceed a height of 6-feet.
- K. The path light lamps shall not exceed 50 watts for incandescent and florescent lighting sources, 25 watts for halogen lighting sources, 10 watts for metal halide lighting sources, and 1 watt for LED lighting sources.

**Additional Planning Items****DRB Stipulations**

- 38. Flagpoles, if provided, shall be one piece, conical, and tapered.
- 39. As part of the sales of any residential lot adjacent to a public trail, path, or commercial property, the developer shall require the purchaser to sign an acknowledgement that the property is adjacent to a public trail, path, or commercial property.

**ENGINEERING****Drainage And Flood Control****DRB Stipulations**

- 40. Demonstrate consistency and conformance with accepted drainage plans and reports from Section I, Applicable Engineering Documents and Plans.
  - a. Any conceptual or substantial changes not consistent with the Desert Mtn. Parcel 16 ; prepared by Gilbertson Associates Inc., dated 1/18/2005, shall require an addendum to this Master Drainage Plan, subject to review and approval by the city staff.
  - b. Addendum generated shall be added to the appendix of the Desert Mtn. Parcel 16 ; prepared by Gilbertson Associates Inc., dated 1/18/2005 Final Drainage Report.
  - c. The developer shall submit two (2) hard copies and one (1) compact disc copy of complete final plans/reports prior to final City of Scottsdale approval of the improvement plans.
- 41. Basins shall be designed such that the depth of water does not exceed 3 feet for all storm frequencies up to the 100 year 2 hour event.
- 42. Basin side slopes shall not exceed 4:1 (ratio of 4 feet horizontal to 1 foot vertical) wherever practical. Side slopes greater than 4:1 may be used to lessen disturbance to the site. All basins shall have some portion of their perimeter at a side slope that does not exceed 4:1.
- 43. Basins shall be designed to have positive outfall whenever practical. When positive outfall cannot be provided, then mechanical means shall be used to drain the basin. Percolation, including dry wells, shall not be allowed. Provide bleed-off calculations that demonstrate the discharge rate and the time to drain.
- 44. All 404 jurisdictional delineations shall be shown on the final improvement plans and the final drainage report drainage exhibit/plan. All areas of disturbance shall be clearly noted. A completed 404 Certification Form shall be submitted with final improvement plans. A copy of the 404 permit from the U.S. Army Corps of Engineers, including an exhibit showing the delineations, shall be submitted prior to approval of final improvement plans. Limits of disturbance and other conditions must be in conformance with the 404 permit.
- 45. All onsite erosion protection and floodwalls necessary to protect residential structures from flooding, within a given parcel, shall be constructed as infrastructure improvements for that parcel, even if they are located in a different parcel, prior to the issuance of building permits in that parcel.
- 46. Provide positive drainage away from walks and curbs along all streets.

47. The retention basin shown at the southeast corner of the site shall be moved outside of the Cave Creek Road scenic corridor easement; retention basins shall not be located within the scenic corridor easement area.
48. All drainage basins shall be naturally contoured and revegetated.
49. Riprap shall be indigenous stone.
50. All exposed cut and fill shall be treated with eonite or equivalent.

**Ordinance**

- L. On-site stormwater storage is required for the Pre vs. Post for the 100-year, 2-hour storm event. The design of the storage basin capacity shall account for any proposed landscaping improvements. The landscaping improvements within the basins shall not reduce the capacity of the basins under the required volume.
  - (1) Basin bleed-off rates shall be set so that the storage basins do not drain completely in less than 24 hours. In all cases, storage basins must drain completely within 36 hours.
  - (2) Infiltration of stormwater through the basin floor is not acceptable as the sole means of draining the basin. Stormwater storage basins should be designed to meter flow to the historic out-fall point. Where an historic out-fall point does not exist (or metering is not possible), other methods of discharge such as pumps, etc. may be considered. Dry wells shall not be used.
  - (3) Stormwater storage basins may not be constructed within utility easements or dedicated right-of-way (exceptions may be granted with written approval from appropriate utility company).
  - (4) Off-site runoff must enter and exit the site as it did historically.
  - (5) All development shall be designed to satisfactorily convey the 100-year peak discharge through the site without significant damage to structures.
- M. Stormwater Storage Waiver for this development must be submitted to the One Stop Shop. Approval of the Stormwater Storage Waiver by the City's Stormwater Management Division will be required, and must be obtained prior to submittal of final improvement plans or final plat.
- N. Discuss the difference between storage volume required for 100yr. 2hr storage volume and provided volume based on pre vs. post.
- O. Other Stormwater Storage:
  - (1) Underground stormwater storage is prohibited unless approval is obtained from the City's Floodplain Administrator.
  - (2) Drywells are not allowed.
- P. Street Crossings:
  - (1) Watercourse crossings for roads shall be designed to provide for 100-year access to all lots by at least one route. Accessibility will be considered to exist if it can be shown by the engineer that at the time of the peak flow, the depth of flow over the road will not be greater than 1 foot.

**Roadway, Intersection, And Access Design****DRB Stipulations**

51. Streets and other related improvements:

<b>STREET NAME</b>	<b>STREET TYPE</b>	<b>ROADWAY IMPROVEMENT</b>	<b>CURB TYPE</b>	<b>BIKE PATH, SIDEWALK, TRAILS</b>
<b>NAME (Public)</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Internal Street (Private)	Local Residential	40' (full width) – ESL Road Design Standards, per Fig. 700-5, Local Residential Street, and 700-6, Residential Cul-de-sac Street	Roll Curb	5-sidewalk

52. Where a gated entrance is proposed, the developer shall design and construct the gated entrance in conformance with Figure 8.1-1 of the City's Design Standards and Policies Manual.

53. The internal streets shall be private. The private street tracts shall be dedicated to provide emergency and service vehicle access and public utility construction and maintenance.

54. Cul-de-sac/circles on the internal driveway shall comply with the ESL design guidelines and policies, which call for a 40.5 foot radius to back of curb, and a 46.0 foot radius to edge of right-of-way.

55. The developer shall contact the City's Transit Coordinator with the Transportation Department at 480-312-7696 about all transit facilities required to be constructed with the proposed development, including the construction of bus shelters.

**Ordinance**

- Q. The developer shall submit a detailed striping and signage plan with final plans. The striping and signage plan shall include all existing improvements and striping within 300 feet of the limits of construction, and all signs, striping, or other traffic control devices proposed to accommodate phased and ultimate construction.

**Trails And Paths****DRB Stipulations**

56. Before any certificate of occupancy is issued for the site, the developer shall construct a minimum 8-foot wide public non-paved trail within the public access easement along Cave Creek Road. The trail can be covered with either graded natural dirt or compacted ¾ inch minus DG. The trail shall be set back from the ultimate pavement edge of Cave Creek Road as far as possible.

57. Prior to construction, the developer shall be responsible for coordinating the approved trail alignment, trail crossing locations and surface materials with the City's Trail Planner. The alignment shall be determined prior to approval of final plans.

58. The developer shall provide signage for all trails per Section 7.3 of the City's Design Standards & Policies Manual. The location and design of the signs and markers shall be shown on the final improvement plans to the satisfaction of City's Trails Planner.

59. The trail shall be constructed to cross the entry driveway to Desert Mountain either at the corner, or 40-50 feet back of the corner. The surface trail crossings at driveways shall have rough texture exposed aggregate crossings, or rough texture epoxy coating on asphalt.

60. The developer shall construct all public trails in accordance with the Desert Mountain MEDCP and the DS&PM.

61. The developer shall construct all public paths (sidewalks) per the MEDCP along Desert Hills in accordance with the MAG Standard Details as determined by the Plan Review Staff.

62. The developer shall provide signage for all trails per Section 7.3 of the City's Design Standards & Policies Manual. The location and design of the signs and markers shall be shown on the final improvement plans to the satisfactions of Parks and Recreation staff.

### **Refuse**

#### **DRB Stipulations**

63. If individual (80-gallon) refuse containers are not planned for the development, the site's trash enclosures shall be constructed to City of Scottsdale's Refuse Enclosure detail.
64. Refuse will not be picked up in courtyards shown; need to identify refuse container locations on Final Improvement Plans submittal.

### **Ordinance**

- R. Underground vault-type containers are not allowed.
- S. Refuse collection methods, i.e., site plan circulation will be approved at final plan review.
- T. Refuse collection can be provided by the City of Scottsdale's Sanitation Division, at 480-312-5600.

### **Water And Wastewater Stipulations**

**The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all-inclusive of project requirements.**

#### **DRB Stipulations**

65. BASIS OF DESIGN REPORT (WATER). Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall submit a basis of design report and plan to the One Stop Shop in Development Services. The report must be approved by the Water Resources Department **before** the developer submits the improvement plans to the One Stop Shop. The basis of design report shall conform to the Design Standards and Policies Manual. In addition, the basis of design report and plan shall:
- a. Identify the location, size, condition and availability of existing water lines and water related facilities such as water valves, water services, fire hydrants, back-flow prevention structures, etc.
  - b. Identify the timing of and parties responsible for construction of all water facilities.
  - c. Include a complete description of requirements relating to project phasing.
  - d. Identify the location of required pressure reducing valve locations as applicable, and provide the results of a pressure flow test.
66. BASIS OF DESIGN REPORT (SANITARY SEWER). ). Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall submit a basis of design report and plan to the One Stop Shop in Development Services. The report must be approved by the Water Resources Department before the developer submits the improvement plans to the One Stop Shop. The basis of design report shall conform to the Design Standards and Policies Manual. In addition, the basis of design report and plan shall:
- a. Identify the location of, the size, condition and availability of existing sanitary sewer lines and wastewater related facilities.
  - b. Identify the timing of and parties responsible for construction of all sanitary sewer facilities.
  - c. Include a complete description of requirements relating to project phasing.
  - d. Clearly identify water sampling station locations as applicable.



67. APPROVED BASIS OF DESIGN REPORTS. **Before** the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall have obtained approval of the Basis of Design Reports for Water and Wastewater.
68. Reroute existing sewer line to be located in a 20' Sewer Line Easement, within a Tract Area.
69. Whenever looped or outfall lines are required outside the roadway prism, the lines shall be located in a tract (not on a lot) with a 20' water/sewer easement overlaying the alignment. These alignments shall be graded and maintained in a manner that allows access for maintenance purposes, in accordance with the City's Design Standards and Policies Manual.
70. Where walls cross or run parallel with public water mains, public sewer mains, or public fire lines the following shall apply:
- For walls constructed parallel to these pipes, the walls shall be a minimum of six (6) feet from the outside diameter of the pipe.
  - For walls constructed across or perpendicular to these pipes, the walls shall be constructed with gates or removable wall panels for maintenance and emergency access.

### **Water**

#### **Ordinance**

- U. The water system for this project shall meet required health standards and shall have sufficient volume and pressure for domestic use and fire protection.

### **Wastewater**

#### **Ordinance**

- V. Privately owned sanitary sewer shall not run parallel within the waterline easement.

### **Bridge/Wash Crossing And Head Wall Design**

#### **DRB Stipulations**

71. All concrete headwalls and drainage structures shall be integrally colored to blend with the colors of the surrounding natural desert.
72. Bridges:
- All drainage crossings, including any configuration of box culverts or pipes that span 20 feet or more (as measured along the roadway centerline) shall be subject to review and approval by City staff.
  - Bridge (or other crossings) finish shall match that of the buildings in the project.

#### **Ordinance**

- W. All bridge designs shall be in conceptual conformance to the City of Scottsdale Design Manual and approved by Project Review Staff.

## **Construction Requirements**

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### **As-Builts**

#### **DRB Stipulations**

73. Improvement plans that document all ongoing construction, including, but not limited to, field changes, as-built locations, or other modifications, shall be maintained at the construction site, and shall be made available to City staff for review upon request.
74. City staff may request the developer to submit as-built plans to the Inspection Services Division prior to acceptance of construction, or within one year from the date of acceptance.

75. As-built plans shall be certified in writing by a registered professional civil engineer, using as-built data from a registered land surveyor.
76. As-built plans for drainage facilities and structures shall include, but are not limited to, streets, lot grading, storm drain pipe, valley gutters, curb and gutter, flood walls, culverts, inlet and outlet structures, dams, berms, lined and unlined open channels, storm water storage basins, underground storm water storage tanks, and bridges, as determined by city staff.